Karen Johnson Davidson County
Batch# 580334 DEEDQC
03/01/2021 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210301-0025408

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF FLORIDA
COUNTY OF Sumter

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Betty J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February, 2021. by means of physical presence

AMANDA M. STRICKLER
MY COMMISSION # GG 142102
EXPIRES: September 12, 2021
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires: 09/12/2021

Address New Owner	Send Ta Bills	Map-Parcel Numbers
The Betty J. Smith Trust 1795 Pleasant Hill Rd Franklin, TN 37067	Same	186-040B-59.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Betty J. Smith has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Betty J. Smith, Trustee of The Betty J. Smith Trust established December 16, 2020 its successors and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit No. 59 as shown on Exhibit "B" to the Amendment to the Declaration of Protective Covenants, Conditions, Restrictions for The Village of Burkitt Place of record in Instrument No. 200702080016738 Register's Office for Davidson County, Tennessee, the Declaration of Protective Covenants, Conditions, Restrictions for The Village of Burkitt Place of record in Instrument No. 200702070016043 Register's Office for Davidson County, Tennessee Reference is hereby made to the plan of Burkitt Place PUD in Instrument No. 2007012500128 corrected in Instrument NO. 2007021400118953 Register's Office for Davidson County, Tennessee in which reference is hereby made for a more complete description.

Being the same property conveyed to Robert D. Smith and wife Betty J,. Smith by deed from Heath Stuart Adams and wife Jennifer K. Adams of record in Instrument No. 20140630-0057293 Register's Office for Davidson County, Tennessee. Robert D. Smith died on September 17, 2020 leaving Betty J. Smith as the surviving tenant by the entireties.

This is improved property known as 7531 Kemberton Ct. Nolensville, TN 37135

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18 day of February, 2021.

Betty J. Smith

Betty J. Smith

STATE OF FLORIDA
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty J. Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. by means of physical presence.

Witness my hand and official seal at The Villages Florida, this 18 day of February 2021.

Notary Public

My Commission expires 09/12/2021

AMANDA M. STRICKLER
MY COMMISSION # GG 142102
EXPIRES: September 12, 2021
Bonded Thru Notary Public Underwriters

I Emily Hobby do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Hobby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of March, 2018.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY