Karen Johnson Davidson County
Batch# 632686 DEEDQC
05/10/2021 02:34:08 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20210510-0062681

This Instrument Prepared By:
Michael K. Walker, Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

Address of New Owner	***Send Tax Bills To***	***Map/Parcel #***
LIVIA R. SMITH and GARRY J. SMITH 320 ROSEBANK AVENUE NASHVILLE, TN 37206	NBKC BANK P.O. BOX 0054 PALATINE, IL 60055-0054	083-03-4H-001.00-CO

FROM: LIVIA R. SMITH and
GARRY J. SMITH

TO: JARED SMITH, Trustee

FROM: JARED SMITH, Trustee

TO: LIVIA R. SMITH and GARRY J. SMITH,single, as joint tenants with right of survivorship

AMELIA WATTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-[exempt pursuant to T.C.A. 67-4-409(3)].

JARED SMITH, Affiant

Sworn to and subscribed before me this 30th day of March, 2021.

Notary Public
My Commission Expires: 05/09/2023

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That LIVIA R. SMITH (being one and the same as LIVIA RAMIREZ SMITH) and GARRY J. SMITH (being one and the same as GARRY JACK SMITH), for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 20D1362, between Plaintiff, LIVIA RAMIREZ SMITH and Defendant, GARRY JACK SMITH, do hereby quitclaim and convey to JARED SMITH, as Trustee for the express purpose of carrying out the intent of this conveyance to LIVIA R. SMITH AND GARRY JACK SMITH, unmarried as joint tenants with right of survivorship, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 318 Rosebank Avenue Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171130-0122247 and being shown on Plat attached as Exhibit "B", in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mitchell Designs, LLC by Warranty deed from Melvin C. Tucker, III, and unmarried man of record in Instrument No. 20161003-0103752 Register's Office for Davidson County, Tennessee, dated September 29, 2016, and recorded on October 03, 2016.

This conveyance is subject to any and all existing zoning regulations, building restrictions, setback lines, conditions, covenants, easements, and rights of ways of record and to all matters on the plan of record

Being the same property conveyed to Livia R. Smith and Garry J. Smith, wife and husband from Mitchell Designs, LLC, a Tennessee Limited Liability Company, by deed dated January 29, 2019 and recorded on January 30, 2019 as 20190130-0008754.

And now I, JARED SMITH, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto LIVIA R. SMITH and GARRY J. SMITH, unmarried, as joint tenants with right of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JARED SMITH, Trustee

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JARED SMITH, Trustee, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 05/09/2023

LIVIA R. SMITH, Grantee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LIVIA R. SMITH, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of January, 2021.

AMELIA WAITS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 05/09/2023

GARRY J. SMITH, Grantee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARRY J. SMITH, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 05/09/2023

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

AMELIA WAITS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY