Karen Johnson Davidson County
Batch# 702638 DEEDQC
08/23/2021 10:37:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210823-0113406

NT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

File no. 210535340
No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2021.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
A. Bradley Smith Revocable Trust 4121 Westlawn Drive Nashville, TN 37209	New Owner	Map and Parcel No.: 103-08-150.03

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Alan Bradley Smith, an unmarried man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Alan Bradley Smith, as Trustee of the A. Bradley Smith Revocable Trust, Dated March 18, 2021**, its heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 336 on the map of Richland Realty Co's West Lawn Subdivision of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southernly margin of Westlawn Drive, 50 feet east of the common corner of Lots Nos. 336 and 337; thence southerly, parallel to the line between said Lots 150 feet to a point; thence easterly 50 feet to a point 100 feet east of the line between Lots 336 and 337; thence northerly 150 feet to the southerly margin of Westlawn Driveway; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Alan Bradley Smith, an unmarried man by Warranty Deed from Erik Robert Skoldberg and Kylie Erin Skoldberg, husband and wife dated June 24, 2021 and recorded June 25, 2021 and of record in Instrument No. 20210625-0086624, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **4121 Westlawn Drive, Nashville, TN 37209**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2021.

Alan Bradley Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alan Bradley Smith**, 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.

Witness my hand, at Office, this 20th day of August, 2021.

Notary Public

My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024