Name and Address of New Owner:
Sylvia McCormick
610 Arkland Place
Nashville, TN 37215

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 709046 DEEDQC
09/02/2021 09:34:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210902-0118329

This Instrument Prepared By:
Syliva McCormick
610 Arkland Place
Nashville, TN 37215

Map & Parcel No: 147-1-24.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas L. Smith, Trustee and Grantor of Thomas L. Smith Family Trust dated August 6, 2019,** "the Grantor," convey and quitclaim unto **Sylvia McCormick, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 147 on the plan of Caldwell Hall, Section, I, of record in Book 2900, Page 57, 58, and 59. Register's Office for said County, to which plan reference is hereby made complete description thereof.

Being the same property conveyed to Thomas L. Smith, Co-Trustee Thomas L. Smith Family Trust dated August 6, 2019 by QuitClaim Deed from Thomas L. Smith, recorded on September 26, 2019 and of record in Instrument No. 20190926-0097735 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia McCormick and Thomas L. Smith, as Joint Tenants with Right of Survivorship by Quitclaim Deed of record in Instrument No. 20150826-086575, said Register's Office.

This legal description is from prior deed of record.

This is improved property known as 313 Garrett Drive, Nashville, TN 37211.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1 day of September 2021.

(SEAL)

Thomas L. Smith, Co-Trustee of Thomas L. Smith Family Trust dated August 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Thomas L. Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Co-Trustee for Thomas L. Smith Fmaily Trust dated August 6, 2019, the within named bargainor, and he as such Co-Trustee for Thomas L. Smith Fmaily Trust dated August 6, 2019, being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Thomas L. Smith Fmaily Trust dated August 6, 2019, by himself as Co-Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2021.

My Commission Expires:

Aug 7, 2024

NOTARY PUBLIC

SARAH E. FOUTY
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires Aug 7, 2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
____ day of _____, 2021.

Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
2 Day of September, 2021.
Brandi Weir, Deputy Register