Karen Johnson Davidson County
Batch# 712339 DEEDQC
09/09/2021 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210909-0120908

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 2nd day of September, 2021. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-09-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert L. Smith, Jr., and/or Mary Loch Smith, Trustees 902 Lynnwood Boulevard Nashville, Tennessee 37205	SAME	130 11 0 049.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Robert L. Smith, Jr., and wife, Mary Loch Smith**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Robert L. Smith, Jr., and/or Mary Loch Smith, Trustees of the Mary & Robert Smith, Jr. Living Trust, established by the Revocable Trust Agreement of Robert L. Smith, Jr., and Mary Loch Smith dated September 2, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 2nd day of September, 2021.

Robert L. Smith, Jr.

Mary Loch Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Smith, Jr., and Mary Loch Smith, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of September, 2021.

My Commission Expires:

ALICE M. SHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in the 34th Councilmanic District of Davidson County, TN, being parts of Lots 12 and 13 on the Plan of Carter and King Lands, as of record in Book 57, Page 99, Register's Office for said County, and being Lot No. 19 of Block A, on the unrecorded subdivision of Tyne Meade, Section No. 2 and located on the east margin of Lynnwood Boulevard, south of Warner Place and north of Tyne Boulevard, and being Parcel 49 on Map 130-11 as evidenced in Deed Book 5596, Page 281, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin located on the east margin of Lynnwood Blvd., said pin being the northwest corner of the herein described tract and said point being the southwest corner of Conklin (Parcel 48) as evidenced in Deed Book 9941, Page 115, Register's Office for Davidson County, Tennessee, thence; leaving the east margin of Lynnwood Blvd., following along the line common to the property herein described and to Conklin, South 76 deg. 34 min. 16 sec. East a distance of 248.05 feet to an iron pin, said iron pin being the northeast corner of the property herein described, and said point also being the southeast corner of Conklin, and said point also being in the west line of Crowe (Parcel 65) as evidenced in Deed Book 9937, Page 552, said Register's Office; thence leaving the line common to Conklin, following the line common to Crowe and passing the northwest corner of McFadden (Parcel 64), as evidenced in Instrument No. 20030507-0060914, said Register's Office, and continuing with the line common to McFadden, South 13 deg. 43 min. 00 sec. West a distance of 100.00 feet to an iron pin, said iron pin being the southeast corner of the property herein described and said iron pin being in the west line of McFadden and said point also being the northeast corner of Gander (Parcel 50) as evidenced in Deed Book 9365, page 720, said Register's Office; thence leaving line common to McFadden, following along the line common to the property herein described and to Gander, North 76 deg. 33 min. 39 sec. West a distance of 247.72 feet to an iron pin in the east margin of Lynnwood Blvd., said iron pin being the southwest corner of the property herein described and said iron pin being the northwest corner of Dander, thence; leaving the line common to the property herein described and to Gander, following along the east margin of Lynnwood Blvd., North 13 deg. 31 min. 45 sec. East a distance of 99.95 feet to a point; the beginning, containing 24782 square feet or 0.5689 acres more or less, according to a survey dated March 26,2004 by Jesse E. Walker, RLS No. 1486, P.O. Box 210456, Nashville, Tennessee, 37221, Job No. 04106.

Being the same property conveyed to Robert L. Smith, Jr., and wife, Mary Loch Smith, by deed from Susan Thetford and Hugh Nelson Partnership, of record as Instrument No. 20050217-0018168, Register's Office for Davidson County, Tennessee.

This is improved property known as 902 Lynnwood Boulevard, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 2, 2021.

9-7-21
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of September, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

