Karen Johnson Davidson County
Batch# 751544 DEEDQC
11/09/2021 10:00:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211109-0149325

*This instrument prepared by:*
*LAW OFFICE OF THOMAS B. LUCK*
*200 Nashboro Blvd.*
*Nashville, TN 37217*
*(615) 885-9699*

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **DIANA B. SMITH**<br>**228 CLEARLAKE DRIVE**<br>**NASHVILLE, TN 37217** | **To New Owner** | **13606000600** |

# QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **DIANA B. SMITH, TRUSTEE OF THE TANLEY RESIDUARY TRUST,** with full power to distribute Trust property without the joinder of any beneficiary, for and in consideration of the best interests of the beneficiary, does hereby quitclaims, grants and conveys unto, **DIANA B. SMITH, a widow**, in fee simple absolute, all right, title and interest owned by the undersigned in the certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Priest Lake Park Subdivision, Section 4, as of record in Book 4460, page 17, said Register's Office.

Said Lot No. 214 fronts 98.38 feet on the northerly margin of Clearlake Drive, and runs back 120 feet on the west side line and 120.08 feet on the east side line, and measures 99.93 feet along the rear lot line.

Being the same property conveyed to Rick Cordell Tanley and wife, Trecia B. Tanley, by a deed of record in Book 5252, page 255, Register's Office for Davidson County, Tennessee; and being the same property conveyed by the said Rick Cordell Tanley to Trecia B. Tanley, pursuant to a Marital Dissolution Agreement filed in the Fourth Circuit for Davidson County, Tennessee, Docket No. 88D-972, which deed is of record in book 8100, page 59, in said Register's Office.

Being the same property conveyed to Diana B. Smith, Trustee of the Tanley Residuary Trust, a testamentary trust of record as Docket Number 12P766 in the Probate Court for Davidson County, Tennessee, by an Affidavit of Heirship of record at 20130109-0002954 at the Register's Office for Davidson County, Tennessee.

This property is commonly known as:
**236 Clearlake Drive**
**Nashville, TN 37217**

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.

**Affiant**

Sworn to and Subscribed before me this 3rd day of November, 2021.

Notary Public
My Commission Expires: Jan. 8, 2024

IN WITNESS WHEREOF I have hereunto set my hand on this the 3rd day of November, 2021.

**DIANA B. SMITH, TRUSTEE**
**TANLEY RESIDUARY TRUST**

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 Diana B. Smith, the Trustee of the Tanley Residuary Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged under oath that she executed the within Quitclaim Deed for the purposes therein contained this 3rd day of November, 2021.

Notary Public
My Commission Expires: Jan. 8, 2024

CERTIFICATION
I, Thomas B. Luck, do hereby make oath that I am a licensed attorney 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 the 3rd day of November, 2021.

Thomas B. Luck
Date: 11/3/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 3rd day of November, 2021.

Notary Public
My Commission Expires: