THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Ste 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 24th day of January, 2022. Notary Pu My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

Karen Johnson Davidson County
Batch# 795110 DEEDQC
01/25/2022 11:48:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220125-0009043

QUITCLAIM DEED

Address New Owner: **Defermygain.com, LLC, Trustee** 3326 Aspen Grove Road, Ste 400 Franklin, TN 37067	Send Tax Bills To: New Owner	Tax Information: 144 12 0 039.00

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, **Jonathan L. Smith, Married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **DeferMyGain.com, LLC, Trustee of the PGT Trust,** their heirs and assigns, all of their 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 Lot No. 13 on the Plan of Otter Creek Hills, as of record in Book 2900, Pages 110 and 111, Register's Office, Davidson County, Tennessee.

Said Lot No. 13 fronts 191 feet on the Southerly side of East Ashland Drive, and runs back 338 feet on the Easterly line and 397.8 feet on the Westerly line, which is a broken line, to a dead line in the rear measuring 130 feet thereon.

Being the same property conveyed to Jonathan L. Smith, married, by Warranty Deed from Sally Ann Cartwright now known as Sally Rutledge, unmarried, of record in Instrument No. 20200804-0086100, in the Register's Office of Davidson County, Tennessee, dated August 03, 2020 and recorded on August 04, 2020.

No title search was performed for this transaction and all information was provided by the parties hereto.

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 unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 24 day of January, 2022.

Jonathan L. Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jonathan L. Smith** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of January, 2022.

Notary Public

My Commission Expires: _____

