Karen Johnson Davidson County
Batch# 799371 DEEDQC
02/02/2022 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220202-0012424

This Instrument Prepared by Grantor:
Bobby Lee Smith, Jr.
1120 Timber Creek Drive
Murfreesboro, TN 37128

Transfer Tax: $ 0

QUITCLAIM DEED

Property Address: 5854 Monroe Crossing, Antioch, TN 37013
Map & Parcel Number: 163-16-A-042.00-CO

WITNESSETH: For no consideration, and in order to change the form of holding title only, **Bobby Lee Smith, Jr., an unmarried man**, (hereinafter referred to as Grantor), whose mailing address is 1120 Timber Creek Drive, Murfreesboro, TN 37128, does now hereby remise, release and forever **QUITCLAIM** any and all interest he may have in said real property, described below situated in the County of Davidson, in the State of Tennessee **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

ALEXANDRIA BENTON, AS TRUSTEE
OR THE SUCCESSOR TRUSTEES UNDER
MONROE CROSSING TRUST,
DATED January 21st, **20** 22
(hereinafter referred to as Grantee) whose mailing address is
2255 Memorial Blvd #12253, Murfreesboro, TN 37129

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 142 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bobby Lee Smith, Jr., an unmarried man, the Grantor herein, by Warranty Deed dated November 1, 2005 and filed for record on November 4, 2005 as Instrument Number 20051104-0133793 in the Register's Office of Davidson County, Tennessee.

This conveyance subject to taxes for the current and subsequent years which Grantee hereby assumes and agrees to pay, easements, and restrictions of record.

This property is not the homestead of the Grantor.

When the context requires, singular nouns and pronouns include the plural, and pronouns shall be construed according in their proper gender and number according to the context hereof.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

Property Owner & Address:	MONROE CROSSING TRUST 2255 Memorial Blvd #12253 Murfreesboro, TN 37129
Map & Parcel Number:	163-16-A-042.00-CO
Property Address:	5854 Monroe Crossing Antioch, TN 37013
Mail Recorded Deed To:	MONROE CROSSING TRUST 2255 Memorial Blvd #12253 Murfreesboro, TN 37129
Mail Tax Bills To:	Decision One Mortgage Company, LLC 6060 J A Jones Drive, Ste 1000 Charlotte, NC 28287

IN WITNESS WHEREOF, this Instrument is Executed.

1-21-22
Date

Bobby Lee Smith Jr
Bobby Lee Smith, Jr., Grantor

ACKNOWLEDGMENT

State of Tennessee)
) ss.:
County of Rutherford)

On this 21st day of January, 2022 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **Bobby Lee Smith, Jr.** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in his authorized capacity and that by his signature on this Instrument the person, or entity upon behalf of which the person acted, executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Katelyn Taylor
Notary Public
My Commission Expires: 9.16.23

Katelyn Taylor
State of Tennessee
Notary Public
Rutherford County

Oath of Consideration

State of Tennessee)
) ss.:
County of Rutherford)

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 21st day of January, 2022.

Signature Katelyn Taylor (Seal)
Notary Public
My Commission Expires: 9.16.23

Katelyn Taylor
State of Tennessee
Notary Public
Rutherford County

Tennessee Certification of Electronic Document

I, Shannon Gilbert, 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 1.21.22 (date of document).

Affiant Signature

1.24.22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9.16.23

NOTARY'S SEAL

