Karen Johnson Davidson County
Batch# 804688 DEEDQC
02/14/2022 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220214-0016545

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Bonnie M. Small, Trustee<br>Bonnie M. Small Trust<br>6310 E. Valley Road<br>Nashville, TN 37205 | same | 129 03 0 021.00 |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Bonnie Small (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Bonnie M. Small, Trustee, and her successors in trust, of the Bonnie M. Small Trust dated December 27, 2013, and amended and restated December 9, 2021 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Resubdivision of Lots 17 and 18, Section I, West Meade Farms Inc. of record in Book 7800, page 53, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie Small, married, by Warranty Deed from Russell L. Holloway and wife, Dana S. Holloway, of record at Instrument No. 20070530-0063890, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 6310 East Valley Road. Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 28 day of January, 2022.

Bonnie Small, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Bonnie Small, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28 day of January, 2022.

ALISA CORAZZA BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Notary Public

My Commission Expires:

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Bonnie Small, Affiant

Subscribed and sworn to before me this 28 day of January, 2022.

ALISA CORAZZA BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Notary Public

My Commission Expires:

## CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 January 28, 2022.

Carla L Lovell

Carla Lovell

2/2/2022

Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary Public

My Commission Expires: 7/7/25

