Karen Johnson Davidson County
Batch# 890096 DEEDQC
07/18/2022 10:48:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220718-0081894

T PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Margaret H. Smith
Affiant

Subscribed and sworn to before me, this 15th day of July, 2022.

Notary Public

My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
The Margaret H. Smith Revocable Living Trust 404A Theresa Ave Nashville, TN 37205	New Owner	Map and Parcel No.: 104-01-0-334.00

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, **Margaret H. Smith, an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Margaret H. Smith, as Trustee, or her successors in trust, under The Margaret H. Smith Revocable Living Trust, dated October 14, 2010**, its heirs and assigns, all of her 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 Unit Number A, together with the appurtenant interest in the common area for Unit A of Theresa Avenue Commons, a horizontal property regime established in Declaration of Covenants, Conditions and Restriction for Theresa Avenue Commons of record in Instrument No. 201401328-0025779 in the Register's Office for Davidson County, Tennessee, said unit is depicted on the plat as shown on Exhibit C of the aforementioned instrument.

Being the same property conveyed to Margaret H. Smith, an unmarried woman by Warranty Deed from Bonnie T. Mitchell, dated February 26, 2015 and recorded on March 9, 2015 in Instrument No. 20150309-0020134, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **404A Theresa Ave, Nashville, TN 37205.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 15th day of July, 2022.

Margaret H. Smith

Margaret H. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret H. Smith**, 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, at Office, this 15 day of July, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024