Karen Johnson Davidson County
Batch# 906543 DEEDQC
08/23/2022 10:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220823-0094963

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Judy Ann Richmond Affiant Subscribed and sworn to before me, this 16th day of August, 2022. Notary Public My Commission Expires:

JEFFREY D. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Darrell Smith and/or Judy Ann Richmond, Trustees 120 Balleroy Drive Brentwood, Tennessee 37027	SAME	158 11 0 058.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Darrell Smith and wife, Judy Ann Richmond**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Darrell Smith and/or Judy Ann Richmond, Trustees of the Smith-Richmond Living Trust, established by the Revocable Trust Agreement of Darrell Smith and Judy Ann Richmond dated August 16, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 16th day of August, 2022.

Darrell Smith

Judy Ann Richmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Smith and Judy Ann Richmond, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2022.

My Commission Expires: _____

JEFFREY MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Balleroy, as shown on plat of record in Instrument No. 20000620-0061336, and by Surveyor's Certificate of Correction of record in Instrument No. 20010418-0038197, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Darrell Smith and wife, Ann Richmond, by deed from Balleroy, LLC, a Tennessee limited liability company, of record as Instrument No. 20030822-0122070, Register's Office for Davidson County, Tennessee.

Judy Ann Richmond and Judy Ann Richmond are one and the same person.

This is improved property known as 120 Balleroy Drive, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 16, 2022.

August 19, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of August, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

