This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 909054 DEEDQC
08/26/2022 03:36:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220826-0096779

New Owner:	Send Tax Bill:	Map/Parcel
Allen Winston Smith, Jr., Trustee of the Allen Winston Smith Revocable Living Trust dated February 21, 2019, and any amendments thereto 8901 Sawyer Brown Road Nashville, TN 37221	Same as New Owner	142 09 0H 034.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Allen Winston Smith Jr.
AFFIANT

Sworn to and subscribed before me this 9 day of March 2022.

Arey Lee Robinson
Notary Public

AREY LEE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ALLEN WINSTON SMITH, JR.**, an unmarried man (Grantor), by these present do hereby quitclaim and convey unto **ALLEN WINSTON SMITH, JR., TRUSTEE OF THE ALLEN WINSTON SMITH REVOCABLE LIVING TRUST DATED FEBRUARY 21, 2019, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 8901, together with the carport designated No. 8901-C, in River Plantation, Section IX, Phase II-F, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION SECTION IX - PHASE II F, Condominium Apartments, recorded in Book 7900, Pages 672 and 673,

Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, as amended in Book 9326,Page 713, said Register's Office, and further described in annexation document of record in Book 9247, Page 951, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-346, and annexation document in Book 9247, Page 951, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 9247, Page 951, and Book 9247, Page 951, supplement and amended recorded in Instrument No. 20041124-0140994 and amendment to By-laws recorded in Instrument No. 20180501-0041146, Register's Office for said County.

Being the same property conveyed to Allen Winston Smith, Jr., a single man, by deed from Kathleen O. Lajaune, a single woman, of record in Instrument No. 20201016-0120432, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION SECTION IX - PHASE II F, as recorded in Plat Book 7900, Page(s) 672 & 673.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Nine) Phase I Condominium of record in Book 8061, Page 341, as amended of record in Book 9326, Page 713, Annexation recorded in Book 9247, Page 951, Supplement and Amendment recorded in Instrument No. 20041124-0140994 and Amendment to By-Laws recoded in Instrument No. 20180501-0041146; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924 and Annexation recorded in Book 9247, Page 951.

This is improved property located at 8901 Sawyer Brown Road Nashville TN 37221.

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

WITNESS MY HAND this 9 day of March, 2022.

By: _____
ALLEN WINSTON SMITH, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen Winston Smith, Jr., with whom I am personally acquainted, or who proved identity by sufficient evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 8901 Sawyer Brown Rd Nashville, TN 37221, this 9 day of March, 2022.

Arey Lee Robinson
NOTARY PUBLIC
My Commission Expires: 1/8/2024

AREY LEE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY