Karen Johnson Davidson County
Batch# 914344 DEEDQC
09/08/2022 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220908-0100875

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110 Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
David R. Smith, Trustee of The David R. Smith Revocable Living Trust dated September 2, 2022	-Same-	172 01 0A 087.00
115 Chuzzlewit Down		
Brentwood, TN 37027		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **DAVID R. SMITH**, do hereby convey to **DAVID R. SMITH, TRUSTEE OF THE DAVID R. SMITH REVOCABLE LIVING TRUST DATED SEPTEMBER 2, 2022**, all of my right, title and interest in a certain tract or parcel of land located in of Davidson County, Tennessee, and being further described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Copperfield, Resubdivision of Lots 85, 86, 87, of record in Book 6050, page 488, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to DAVID R. SMITH and NAN P. SMITH, husband and wife, as tenants by the entireties, by Quitclaim Deed dated March 4, 2021, from NAN P. SMITH, of record in Instrument No. 20210316-0034829, Registers Office for Davidson County, Tennessee. NAN. P SMITH passed away on June 24, 2022, whereupon DAVID R. SMITH became the sole owner of this property.
>
> The above property is conveyed subject to the following:
>
> 1. All matters as shown on the plan of record in Book 6050, page 488, said Register's Office.

2. Grant of Transmission Line Easement to the United States of America, of record in Book 2437, page 8, and Book 2438, page 376, said Register's Office.
3. Declaration of Restrictive Covenants, of record in Book 7071, page 482, as amended in Book 7208, page 889, said Register's Office.
4. Rights of others in and to use of the common areas.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property, known as 115 Chuzzlewit Down, Brentwood, TN 37027.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of September, 2022.

DAVID R. SMITH

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID R. SMITH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, on this 2nd day of September, 2022.

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

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

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 **September 2, 2022**.

September 8, 2022
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **8th** day of **September**, 2022.

Linda J. Williams
Notary Public

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

March 3, 2026