Karen Johnson Davidson County
Batch# 921845 DEEDQC
09/27/2022 09:30:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220927-0106733

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Charles R. Smith Living Trust Charles R. Smith, Trustee 7 La Caribe Drive Pensacola Beach, Florida 32561	New Owner	093 06 1J 089.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Charles R. Smith, an unmarried person,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Charles R. Smith, Trustee of the Charles R. Smith Living Trust dated January 22, 2021,** the **Grantee** herein, its successors and assigns, all of his right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> A certain condominium apartment known as Unit No. 1512 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles R. Smith by Warranty Deed from LaRoche Family LP, a Washington State LP, of record in Instrument No. 20210803-0104068, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing address of: 415 Church Street Unit 1512, Nashville, Tennessee 37219.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 21 day of September, 2022.

Charles R. Smith

[NOTARY SECTION TO FOLLOW]

STATE OF Florida)
COUNTY OF Escambia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles R. Smith,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of September, 2022.

Christy Oneal
Notary Public

My Commission Expires: 8/17/2026

Notary Public State of Florida
Christy Oneal
My Commission HH 302082
Expires 8/17/2026

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26 day of September, 2022.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024