Karen Johnson Davidson County
Batch# 935402 DEEDQC
10/28/2022 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221028-0116924

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Sean C. Smith and
Christina L. Smith, Co-Trustees
Sean and Christina Smith Trust
9250 Carrisbrook Lane
Brentwood, TN 37027

Send Tax Bills To:
same

Map/Parcel Number:
130 01 0 156.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Sean C. Smith and Christina L. Smith, husband and wife (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Sean C. Smith and Christina L. Smith, Co-Trustees, and their successors in trust, of the Sean and Christina Smith Trust dated October 27, 2022, a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sean C. Smith and Christina L. Smith, husband and wife, by Warranty Deed from Frank C. Herrington and Adelaide F. Herrington, husband and wife, of record at Instrument No. 20200928-0111190, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 132 Blackburn Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 27th day of October, 2022.

Sean C. Smith, Grantor

Christina L. Smith, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Sean C. Smith, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of October, 2022.

Notary Public

My Commission Expires: 7/7/2025

BEVERLY SEBASTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires July 07, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Christina L. Smith, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 27th day of October, 2022.

Notary Public

My Commission Expires: 7/7/2025

BEVERLY SEBASTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires July 07, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Sean C. Smith, Affiant

Subscribed and sworn to before me this 27th day of October, 2022.

Notary Public

My Commission Expires: 7/7/2025

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 07, 2025

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 October 27, 2022.

Carolyn S. Wenzel

October 27, 2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of October, 2022.

Notary Public

My Commission Expires: 7/7/2025

