Prepared by:
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Karen Johnson Davidson County
Batch# 935569 DEEDQC
10/31/2022 09:37:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221031-0117153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me this 28th day of October, 2022.

Notary Public
My commission expires: 09/07/26

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Donna Louise Smith, Trustee 306 47th Avenue North Nashville, TN 37209	New Owner	091-16-0-086.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Donna L. Smith, Trustee of the Donna L. Smith 2007 Revocable Trust,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Donna Louise Smith, Trustee, or her successor trustees in interest as they may appear, of The Donna Louise Smith Living Trust u/a dated October 28, 2022, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 512 and the South 50 feet of the Westerly 10 feet of Lot No. 510, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, described in accordance with a survey and plat by Hickerson-Miller, Engineers, Surveyors, dated October 26, 1955, as follows:

Beginning at an iron pin in the East margin of 47th Avenue North, said pin being located 130 feet South of the Southeast intersection of the margin of Elkins Avenue and 47th

Avenue North; running North 84 deg. East 70 feet to an iron pin; thence South 6 deg. East 50 feet to an iron pin located in the North margin of an alley; thence South 84 deg. West 70 feet with the North margin of an alley to an iron pin located in the East margin of 47th Avenue North; thence North 5 deg. West 50 feet with the East margin of 47th Avenue North to an iron pin and the point of beginning.

Being the same property conveyed to Donna L. Smith, Trustee of the Donna L. Smith 2007 Revocable Trust, by Warranty Deed from Lombardy Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180717-0069568 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 17, 2018.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance to grantor's revocable living trust.

This is improved property known as 306 47th Avenue North, Nashville, TN 37209.

Witness my hand this 28th day of October, 2022.

Donna L. Smith, Trustee

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 **Donna L. Smith**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Trustee of the Donna L. Smith 2007 Revocable Trust, and that as the Trustee of said Trust executed the within instrument for the purposes therein contained, and had authority to so act.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 2022.

Notary Public

My commission expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON