Karen Johnson Davidson County
Batch# 940595 DEEDWARR
11/14/2022 11:03:37 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20221114-0121188

After Recording Return To:
Mark D. Collins
Post Office Box 882
Elkton, Kentucky 42220

In care of address to which the property tax bill should be sent: /NEW OWNER:

George Smith, Jr. and Betty Smith
2287 Golden Oak Place
Madison, Tennessee 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
51-14-0A

DEED OF CONVEYANCE

BETTY MCGEHEE SMITH and her husband, GEORGE WALKER SMITH, JR., of 2257 Golden Oak Place, Madison, Tennessee 37115 (hereinafter Grantors) and; **Mary L. Downey, Trustee of GEORGE AND BETTY SMITH TENNESSEE IRREVOCABLE TRUST dated November 9, 2022** of 2257 Golden Oak Place, Madison, Tennessee 37115, (hereinafter Grantee)

WITNESSETH:

For and in consideration of the sum of **ONE DOLLAR AND NO CENTS ($1.00)**, the receipt and sufficiency of which is hereby acknowledged, the Grantors have bargained and sold and by these presents do hereby, bargain, sell, confirm and convey unto the Grantee, its successors and assigns, forever, real property, known as **2257 Golden Oak Place, Madison Tennessee 37115.**

Being Lot No. 15, on the Plan of Oakwood Estates, of record in Instrument 200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Instrument 200007130069428, amended in Instrument 20001002-0096900, Register's Office for said County.

Source of Title: Being the same property conveyed to Betty McGehee Smith and her husband, George Smith from George Dunn, d/b/a George Dunn Contractors by Deed dated August 6, 2003 and recorded in Volume 24, Page _____ of the Davidson County Records Office.
* 20030808-0113303

TO HAVE AND TO HOLD the above described real estate unto the Grantee, its successors and assigns, as their interest may appear, with Covenant of General Warranty of Title.

IN TESTIMONY WHEREOF, the Grantors have hereunto subscribed their names, as of the date first herein written.

GRANTORS:

Betty McGehee Smith
BETTY MCGEHEE SMITH

George W Smith
GEORGE WALKER SMITH, JR.

STATE OF Kentucky)
) SCT.
COUNTY OF Todd)

I, Mark D. Collins, a Notary Public in and for the County and State aforesaid, do hereby certify that the foregoing Deed of Conveyance was this day produced to me in my county and subscribed and acknowledged before me by **BETTY MCGEHEE SMITH and her husband, GEORGE WALKER SMITH, JR.,** to be their voluntary act and deed.

Witness my hand in seal of office this 4th of November, 2022.

My Commission Expires: 10-16-2025

MARK D. COLLINS
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP38240
My Commission Expires 10-16-2025

Notary Public
Notary registration no: KYNP38240

CONSIDERATION CERTIFICATE

The Grantors and the Grantee, first duly sworn do hereby depose and state that the consideration set forth herein is accurate and is the full consideration paid for the property. We further certify that the full, estimated, fair cash value of the property herein conveyed is **$100,000.00.**

GRANTORS:

Betty McGehee Smith
BETTY MCGEHEE SMITH

George W Smith
GEORGE WALKER SMITH, JR.

STATE OF Kentucky)
) SCT.
COUNTY OF Todd)

The foregoing Consideration Certificate is hereby subscribed, sworn, and acknowledged to before me by **BETTY MCGEHEE SMITH and her husband, GEORGE WALKER SMITH, JR.,** this 4th day of November, 2020.

My Commission Expires: 10-16-2025

MARK D. COLLINS
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP38240
My Commission Expires 10-16-2025

Notary Public
Notary registration no: KYNP38240

GRANTEE:
GEORGE AND BETTY SMITH TENNESSEE IRREVOCABLE TRUST

Cynthia Lee, Trustee

STATE OF Kentucky)
) SCT.
COUNTY OF Todd)

The foregoing Consideration Certificate is hereby subscribed, sworn, and acknowledged to before me by **Cynthia Lee, Trustee of GEORGE AND BETTY SMITH TENNESSEE IRREVOCABLE TRUST,** this 9th day of November, 2022.

My Commission Expires: 10-16-2025

Notary Public
Notary registration no: KYNP38240

MARK D. COLLINS
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP38240
My Commission Expires 10-16-2025

Prepared By:

Mark D. Collins
Collins Law, PLLC
P.O. Box 882
Elkton, Kentucky 42220
Phone: 270-483-3001
TN Bar No:038008