Karen Johnson Davidson County
Batch# 954291 DEEDQC
12/21/2022 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221221-0131892

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Leland Smith 4902 Inglewood Court Nashville, TN 37216	New Owner	082-12-4C-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Smith Estates, LLC, a Tennessee Limited Liability Company** by these presents does hereby quitclaim and convey unto **Leland Smith, Unmarried,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A, on the Plan of The Leland, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Leland, of record in Instrument No. 20210122-0009924, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Smith Estates, LLC, a Tennessee Limited Liability Company by Warranty deed from Kenneth Hamilton, a married man of record in Instrument No. 20200121-0007385 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

Being also known as 904 Ranset St., Unit A, Nashville, TN 37206.

STATE OF ~~TENNESSEE~~ E.F. California
COUNTY OF ~~DAVIDSON~~ E.F. Los Angeles

EBONE FULLER
Notary Public - California
Los Angeles County
Commission # 2396016
My Comm. Expires Apr 2, 2026

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
15th day of December, 2022.

Robert L. Smith
Affiant

My commission expires: April 2, 2026 (Affix Seal)

Ebone Fuller
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of December, 2022.

Smith Estates, LLC

By: _____
Robert L. Smith, Managing Member

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Smith Estates, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal 15th day of December, 2022.

_____
Notary Public

My Commission Expires: April 2, 2026

EBONE FULLER
Notary Public - California
Los Angeles County
Commission # 2396016
My Comm. Expires Apr 2, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris do 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 December 21, 2022 (date of document).

Affiant Signature

December 21, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023