This instrument prepared by:

Robert A. Anderson
2021 Richard Jones Road, Suite 120
Nashville, Tennessee 37215
Based on information supplied by the parties

FROM
DOUGLAS E. SMITH

FROM
ROBERT A. ANDERSON, Trustee

AND

TO
ROBERT A. ANDERSON, Trustee

TO
DOUGLAS E. SMITH and ZINA M. BAUMAN, Husband and Wife as tenants by the entirety

Karen Johnson Davidson County
Batch# 955849 DEEDQC
12/28/2022 01:57:23 PM 3 pgs
Fees: $22.00 Taxes: $0.00

20221228-0133217

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Douglas E, Smith and wife, Zina M. Bauman 604 Sandlewood Ct, Nashville, Tennessee 37221	Bank of America, N.A. Attn: Closing Protection, MS: TX2-972-04-02 Plano, TX 75024	156-01-0A-019.00

For and in consideration of the sum of Ten and 00/100-------($10.00)----------

DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, DOUGLAS E. SMITH, formerly an unmarried man and hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey unto ROBERT A. ANDERSON, Trustee, his heirs, successors and assigns, all their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being lot No. 19 on the Plan of Revised Amber Hills subdivision of record in Plat Book 7900, Page 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

> Being the same property conveyed to Douglas E. Smith, and unmarried person, from Zina Bauman, an unmarried person of record in Instrument No. 20191107-

0115286 Register's Office for Davidson County, Tennessee, dated November 7, 2019.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/ condominium assessments, covenants, bylaws, restrictions, declarations, charters for Homeowners Associations, Quit Claim Deeds relating to Common Areas to any such Homeowners Association, the rights of others in and to the common areas and/or elements and easements of record, (4) building restrictions, and (5) other matters of public record.

And now, I, ROBERT A. ANDERSON, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby quitclaim and convey unto DOUGLAS E. SMITH and ZINA M. BAUMAN, husband and wife, the same property hereinabove described and set forth, to which reference is hereby made, as tenants by the entirety, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is improved property known as 604 Sandlewood Ct., Nashville, Tennessee 37221.

Witness my hand this 27 day of December, 2022.

DOUGLAS E. SMITH

ROBERT A. ANDERSON, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

NOTARY PUBLIC
My Commission Expires: _____



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, DOUGLAS E. SMITH, the 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 official seal at Nashville, Tennessee, this 27th day of December, 2022.

NOTARY PUBLIC
My Commission Expires: _____

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

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 ROBERT A. ANDERSON, the 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 official seal at Nashville, Tennessee, this 27th day of December, 2022.

NOTARY PUBLIC
My Commission Expires: _____

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024