Karen Johnson Davidson County
Batch# 964224 DEEDQC
01/25/2023 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230125-0005707

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me on this day, January 25, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026

New Owner Address:
Joel Davis Smith and
Cindy Baxter Smith, Co-Trustees
5317 Franklin Pike
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
119-01/420

QUITCLAIM DEED

Joel D. Smith and wife, Cindy B. Smith (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Joel Davis Smith and Cindy Baxter Smith, Co-Trustees of the Joel & Cindy Smith Trust, dated January 25, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 25, 2023**.

Joel D. Smith

Cindy B. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Joel D. Smith and Cindy B. Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 25, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-21-2026

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No.5 on the Plan of William Coleman's Resubdivision of Lots 1, 2, 3, 4, 5, and 6, in Thuss Addition, of record in Book 547, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joel D. Smith and wife, Cindy B. Smith, from Michael R. Dobbs and wife, Nancy T. Dobbs, by deed of record in Instrument No.20030127-0010759 Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 345 Valeria Street, Nashville, TN 37210.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 January 25, 2023.

Affiant Signature

1/25/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, January 25, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026