Karen Johnson Davidson County
Batch# 984394 DEEDQC
03/24/2023 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230324-0021453

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Robert Neal Smith
7004 Cortez Court
Hermitage, TN 37076

Send Tax Bills To
Robert Neal Smith
7004 Cortez Court
Hermitage, TN 37076

Map-Parcel No.
053H E 037.00

Quitclaim Deed by Trustee

Grantor: Robert Neal Smith, Trustee of the Kathleen W. Smith Special Needs Trust, dated August 31, 2016
Grantee: Robert Neal Smith

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Lot No. 32 on the Plan of Dodson Heights, of record in Book 2900, Page 113, in the Register's Office of Davidson County, Tennessee. Said Lot No. 32 fronts 55 feet on the southwesterly side of Cortez Court and extends back between lines 144.3 feet on the northwesterly line and 150.0 feet on the southeasterly line to a dead line in the rear, measuring 79.4 feet thereon.

Being the same property conveyed to Robert Neal Smith, Trustee of the Kathleen W. Smith Special Needs Trust, dated August 31, 2016, from Robert Neal Smith, Executor of the Estate of Franklin P. Smith, Davidson County Probate No. 16P1363, of record in Instrument 20170120-0006508 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 7004 Cortez Court, Hermitage, TN 37076.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Robert Neal Smith, Trustee
Grantor

State of Tennessee
County of Sumner

On March 24, 2023, before me personally appeared Robert Neal Smith, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged himself to be the Trustee of the Kathleen W. Smith Special Needs Trust, dated August 31, 2016, for the purpose therein contained, by signing his name as Trustee.

____
Notary Public
My commission expires: September 27, 2026

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

____
Robert Neal Smith, Grantee

Sworn to and subscribed before me on March 24, 2023.

____
Notary Public
My commission expires: September 27, 2026

* *

TRUE Copy Certification

I, Sara Barbour, do hereby make oath that I am 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 March 24, 2023.

Sara Barbour
Signature

March 24, 2023
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 24, 2023.

Sarah Chapman
Notary's Signature
My Commission Expires: 11/19/2025

SARAH CHAPMAN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER