Karen Johnson Davidson County
Batch# 992208 DEEDQC
04/14/2023 09:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230414-0027389

This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road #1105
Austin, Texas 78704

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 22 day of February, 2023, by and between **Matthew Fore**, **("Grantor")**, a single man, party of the first part, and **Scott Royal Smith, Trustee of the EL Magnolia Revocable Family Trust dated 01/06/2023, ("Grantee")**, a revocable trust, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the GRANTOR does hereby hereby remise, release and forever quitclaim to the GRANTEE all of the GRANTOR'S all the rights, title, interest, and claim in or to the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

SEE ATTACHED EXHIBIT A

Commonly known as: **3153 East Lake Drive, Nashville, Tennessee 37217**

BEING the same property conveyed to Matthew Fore by Quit Claim Deed from The Revocable Trust of Matt Fore, dated 07/31/2019, recorded 08/06/2019 as Document No.: 20190806-0077792, Register's Office, Davidson County, Tennessee.

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

THE CONSIDERATION for this conveyance is ZERO DOLLARS ($0.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

Matthew Fore

STATE OF Tennessee)
.ss
COUNTY OF Sumner)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Matthew Fore** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 day of Feb., 2023

NOTARY PUBLIC, STATE OF TN.

Printed Name: Tina Grubbs

My Commission Expires: 6/24/25

TINA GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING Part of Lot No. 69, ZONE LOT DIVISION-LOTS 22 THRU 28 & 68 THRU 73, EAST LAKE SUBDIVISION, as shown on plat of record in Plat Book 5200, Page 342, and as amended in Book 5800, Page 151, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said property fronts 29.81 feet on the Westerly margin of East Lake Drive and extends back 143.64 feet on the Northerly line and 146.87 feet on the Southerly line to a dead line in the rear measuring 29.79 feet.

Being the same property conveyed to the Revocable Trust of Matt Fore, a Tennessee general partnership, by deed from Matthew C. Fore, dated 06/07/2019, of record in Instrument No. 20190627-0062535, said Register's Office.

Also being the same property conveyed to Matt Fore by deed from Sylvia Jones, married, dated 10/15/2018, of record in Instrument No. 20181016-0102542, said Register's Office.

Also being the same property conveyed to Sylvia Jones, married, by deed from Steven B. Lew, unmarried, dated 09/17/2007, of record in Instrument No. 20070921-0113239, said Register's Office.

Commonly known as: **3153 East Lake Drive, Nashville, Tennessee 37217**

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **3153 East Lake Drive, Nashville, Tennessee 37217**

MAIL TAX NOTICES TO:

EL Magnolia Revocable Family Trust
1321 Upland Drive, PMB 19529
Houston, TX 77043

NAME AND ADDRESS OF PROPERTY OWNERS:

EL Magnolia Revocable Family Trust
1100 Azie Morton Road #1105
Austin, TX 78704

THIS INSTRUMENT PREPARED BY:

Scott Smith
1100 Azie Morton Road #1105
Austin TX 78704

RETURN TO:

EL Magnolia Revocable Family Trust
1100 Azie Morton Road #1105
Austin TX 78704

MT#:
TAX PARCEL NO.: **108 08 0 204.00**
STATE TAX: **$**_____
REGISTER'S FEE: **$**_____
RECORDING FEE: **$**_____
TOTAL: **$**_____

OATH OF CONSIDERATION

The following oath of consideration is required on all deeds transferring property:

STATE OF Tennessee
COUNTY OF Sumner **.ss)**

The actual consideration or true value, whichever is greater for this transfer is:

$ EXEMPT

Matthew Fore

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Matthew Fore** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 day of Feb., 2023.

NOTARY PUBLIC, STATE OF TN.

Printed Name: Tina Grubbs.

My Commission Expires: 6/24/25

TINA GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Scott Royal Smith, 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 02/22/2023 (date of document).

Affiant Signature

03/16/2023
Date

State of Texas

County of Travis

Sworn to and subscribed before me this 16th day of March, 2023.

Jessica Renae Williams
My Commission Expires
05/08/2024
ID No 132470614

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2024

NOTARY'S SEAL

20230414000027389