THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00

Katherine Louise Hanson
Affiant

MICHAEL S. GOODE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 14 **day of** April **2023.**

Notary Public

My Commission Expires: March 9, 2027

Address New Owner (s) as follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:**	**Map-Parcel Numbers**
Walter Edward Smalley, Jr , Trustee under the Walter Edward Smalley, Jr. Revocable Trust dated April 14, 2023, and Katherine Louise Hanson, Trustee under the Katherine Louise Hanson Revocable Living Trust dated April 14, 2023 3632 Valley Vista Road Nashville, TN 37205	Same	104-13-190

Karen Johnson Davidson County
Batch# 992654 **DEEDQC**
04/17/2023 09 15 46 AM 3 pgs
Fees. $17 00 Taxes $0 00
20230417-0027678

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Walter E. Smalley, Jr. and Katherine L. Hanson, joint tenant with right of survivorship** (the "Grantors") do hereby quitclaim and convey unto **Walter E. Smalley, Jr., Trustee under The Walter E. Smalley, Jr. Revocable Living Trust dated April 14, 2023**, as to 1/2 undivided interest, **and Katherine Louise Hanson, Trustee under The Katherine Louise Hanson Revocable Living Trust dated April 14, 2023**, as to 1/2 undivided interest, (the "Grantees") (the "Grantees"), their successors and assigns, all of Grantors' rights, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property")

Property known as 3632 Valley Vista Road, Nashville, TN 37205, County of Davidson

These Trusts ("The Walter E. Smalley, Jr. Revocable Living Trust" and "The Katherine Louise Hanson Revocable Living Trust") are revocable trusts established pursuant to the laws of the State of Tennessee This conveyance is to trusts established and qualified under T C A § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees These trusts contain spendthrift provisions

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d) This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property

This is a transfer to revocable living trusts No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn Code Ann §67-4-409(a)(3)(F)

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 14h DAY OF April 2023.

Walter E Smalley, Jr.

Katherine Louise Hanson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Michael S. Goode, a Notary Public of said County and State, appeared WALTER E. SMALLEY, JR. and KATHERINE LOUISE HANSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal, at Office in Nashville, Tennessee, this 14th day of April 2023.

NOTARY PUBLIC

My Commission Expires March 9, 2027



EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No 3 and the westerly 40 feet of Lot No 4 of Block "A" on the Plan of Bellwood Subdivision, as of record in Book 547, Pages 149 and 150, Register's Office for said County.

Said parts of said lots adjoin and front together 80 feet on the northerly side of Valley Vista Road and run back 12 68 feet, more or less, on the easterly side and 195 70 feet, more or less, on the westerly line to a dead line on which it measures 80 feet

Being the same property conveyed to Walter E Smalley, Jr and Katherine L Hanson, joint tenants with right of survivorship, by Warranty Deed, from Douglas B White, Jr and wife, Peggy L White, dated December 2, 1993, recorded December 3, 1993, filed of record in Book 9174, Page 988, Identif Reference 92954, said Register's Office

Property known as 3632 Valley Vista Road, County of Davidson