Karen Johnson Davidson County
Batch# 995973 DEEDQC
04/25/2023 03:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230425-0030440

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Neil J. Smith, Trustee Neil J. Smith Trust, et al. 110 Kenner Ave. Nashville, TN 37205	Neil J. Smith, Trustee and Ruth Ann Smith, Trustee 110 Kenner Ave. Nashville, TN 37205	116 03 0M 112.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Neil Smith and Ruth Smith, husband and wife, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Neil J. Smith, Trustee, and his successors in trust, of the Neil J. Smith Trust dated April 25, 2023, as to an undivided fifty percent (50%) tenant in common interest, and Ruth Ann Smith, Trustee and her successors in trust of the Ruth Ann Smith Trust dated April 25, 2023, as to an undivided fifty percent (50%) tenant in common interest (the "Grantees"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 112, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument Ne. 20081223-0122172, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Neil Smith and Ruth Smith, husband and wife, by Warranty Deed from Robert P. Olson, an unmarried man, of record at Instrument No. 20200902-0099666, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 112 Kenner Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property one-half (1/2) in the name of Neil J. Smith, Trustee, and his successors in trust, of the Neil J. Smith Trust dated April 25, 2023, and one-half (1/2) in the name of and Ruth Ann Smith, Trustee and her successors in trust of the Ruth Ann Smith Trust dated April 25, 2023, as equal tenants in common without rights of survivorship, and to dissolve the tenancy by the entirety interest of Neil J. Smith and wife, Ruth Ann Smith, pursuant to T.C.A §66-1-110.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 25th day of April, 2023.

Neil Smith, Grantor

Ruth Smith, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Neil Smith, Grantor, the within named 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 seal at office in Nashville, Tennessee, this 25th day of April, 2023.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

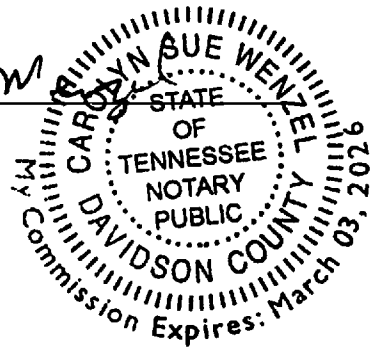
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Ruth Smith, Grantor, the within named 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 seal at office in Nashville, Tennessee, this 25th day of April, 2023.

Notary Public

My Commission Expires: March 3, 2024



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

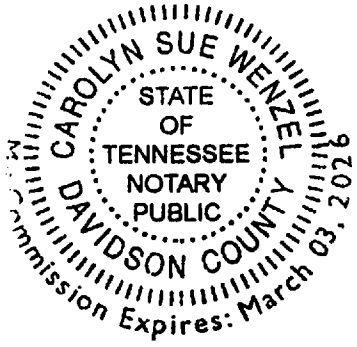
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Neil Smith, Affiant

Subscribed and sworn to before me this 25th day of April, 2023.

Notary Public

My Commission Expires: March 3 2024



CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 April 25, 2023.

Carolyn S. Wenzel

April 25, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of April, 2023.

Notary Public

My Commission Expires: 3/6/24

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

12881\001\4043291.v2