Karen Johnson Davidson County
Batch# 1012284 DEEDQC
06/07/2023 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230607-0043266

This Instrument Prepared By:
Brandon R. Meredith
Spencer Fane Bone McAllester
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Timothy R. Smith Christopher L. Smith Robin C. Shaver 201 Spyglass Way Hendersonville, TN 37075	Same	Map & Parcel: 173 01 00 070.00

FOR AND IN CONSIDERATION of good and valuable consideration the receipt and sufficiency of which I acknowledge, I, Jennifer Gates, (the "Grantor"), do hereby quitclaim, transfer and convey all my interest in and to the following described property to Timothy R. Smith, Christopher L. Smith and Robin C. Shaver (the "Grantees"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows:

LAND in Davidson County, Tennessee, being Lot No. 348 on the plan of Monte Carlo Estates, Section 1, of record in Book 4675, page 68, Register's Office for said County.

SAID Lot No. 348 fronts 80.0 feet on the southerly margin of Cedarview Drive and extends back 128.0 feet on the easterly line and 130.0 feet on the westerly line to a dead line in the rear, measuring 93.45 feet thereon.

BEING the same property conveyed to Anthony J. Zimmermann and wife, Mary Zimmermann by deed from Smithson Construction Company, Inc., of record in Book 4936, page 568, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Terry H. Smith et ux Juliana Smith, by Deed of Record in Book 5143, Page 730-731, Register's Office for Davidson County, Tennessee. Terry H. Smith died on February 4, 2018 leaving Juliana Smith as the sole owner of the property. Juliana Smith a/k/a Julianna B. Smith died intestate on January 14, 2023, leaving Jennifer Gates as her sole heir. Jennifer Gates entered into an Heir/Beneficiary Settlement and Distribution Agreement on April 26, 2023, whereby she conclusively settled any right, title, interest or claim to the estate or property of Julianna B. Smith. Such Agreement was approved and ratified by the Davidson County Circuit (Probate) Court pursuant to Order entered by said court on June 7, 2023, *In Re: Julianna B. Smith, Deceased, Timothy R. Smith, Administrator, No. 2023P-930.* This Deed is executed by the Grantor, Jennifer Gates, in fulfillment of the terms of said Agreement and Order.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantors and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 24 day of April, 2023.

Jennifer Gates
JENNIFER GATES

STATE OF ILLINOIS)
COUNTY OF _____)

Before me, Jennifer Kline, a Notary Public in and for said County and State, aforesaid, personally appeared JENNIFER GATES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Springfield, Sangamon County, Illinois, this 24 day of April, 2023.

NOTARY PUBLIC

My Commission Expires: April 28, 2025

JENNIFER A KLINE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
April 28, 2025

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer of property is $-0-.

Affiant

Sworn to and subscribed before me
This 26 day of April, 2023.

Christina Baker
Notary Public

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 07.24.24

HEN 2348665.1

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, 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 April 24, 2023.

Affiant Signature

6/7/23
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 7th day of June, 2023.

Christina Baker
Notary's Signature

My Commission Expires: 07.24.24.

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY