Karen Johnson Davidson County
Batch# 1022960 DEEDQC
07/05/2023 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230705-0051458

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Smith Estates LLC 4902 Inglewood Court Nashville, TN 37216	New Owner	082-12-4C-001.00-CO 082-12-4C-002.00-CO 082-12-4C-003.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **LEALAND SMITH, UNMARRIED**, AKA Robert L. Smith, by these presents does hereby quitclaim and convey unto **SMITH ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being Units A, B, and C, on the Plan of The Lealand, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Lealand, of record in Instrument No. 20210122-0009924. In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Smith Estates LLC, a Tennessee limited liability company by Warranty Deed from Kenneth Hamilton, a married man, of record in Instrument No. 20200121-0007385, Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

As to Unit A, being the same property conveyed to Lealand Smith, unmarried, by Quitclaim Deed from Smith Estates LLC, a Tennessee limited liability company, of record in Instrument No. 20221221-0131892, Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 21, 2022.

As to Unit B, being the same property conveyed to Lealand Smith, unmarried, by Quitclaim Deed from Smith Estates LLC, a Tennessee limited liability company, of record in Instrument No. 20221221-0131894, Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 21, 2022.

As to Unit C, being the same property conveyed to Lealand Smith, unmarried, by Quitclaim Deed from Smith Estates LLC, a Tennessee limited liability company, of record in Instrument No. 20221221-0131897, Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 21, 2022.

Being also known as 904 Ramsey Street, Unit A, Nashville, TN 37206
904 Ramsey Street, Unit B, Nashville, TN 37206
904 Ramsey Street, Unit C, Nashville, TN 37206

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5 day of July 2023.

Robert L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5 day of July 2023.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 5 day of July 2023.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 5, 2023 (date of document).

Affiant Signature

July 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023