Karen Johnson Davidson County
Batch# 1026653 DEEDQC
07/14/2023 02 28 01 PM 2 pgs
Fees $12 00 Taxes $0 00
20230714-0054196

Prepared by.
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 14th day of July, 2023

Brian Payne, Notary Public
My commission expires: 09/07/2026

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills to	Tax Information
Thomas A Smith Bradley F Edmonds 713 Lena Street Nashville, TN 37208-3627	SAME AS CURRENT	092-06-0-526 00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **THOMAS A. SMITH, a single person, and BRADLEY F. EDMONDS, a single person,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **THE BETS LIVING TRUST, u/a dated July 14, 2023, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 16 as shown on the map entitled Plan of Roth's Subdivision of Lot No 22 in Dr Boyd McNairy's Addition to Nashville, of record in Plat Book 57, page 147, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description

Said Lot No. 16 on said Plat fronts 50 feet on the West side of 27th Avenue North, now called Lena Street, and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to Thomas A Smith, a single person, and Bradley F Edmonds, a single person, by warranty deed dated April 8, 2022, of record in Instrument No 20220419-0044729, Office of Register of Deeds of Davidson County, Tennessee

This is improved property known as 713 Lena Street, Nashville, Tennessee 37208

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to their revocable living trust

Witness my hand this 14th day of July, 2023

THOMAS A SMITH

BRADLEY F EDMONDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **THOMAS A. SMITH and BRADLEY F. EDMONDS**, the bargainors, 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 official seal at NASHVILLE, TENNESSEE, this 14th day of JULY, 2023

Brian Payne, Notary Public

My commission expires. 09/07/2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON