Karen Johnson Davidson County
Batch# 1026653 DEEDQC
07/14/2023 02 28 01 PM 2 pgs
Fees $12 00 Taxes $0 00
20230714-0054198

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-

Bradley F Edmonds
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	072-02-0-090 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 SMITH and BRADLEY EDMONDS,** 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.

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No 78 on the Map of E B Craigs Subdivision of the Crownever Property, as of record in Book 894, page 640 and 641, Register's Office for Davidson County, Tennessee Said Lot No. 78 fronts 50 feet on the easterly side of Burrus Street and runs back 149 feet, 6 inches on the northerly line and 148 feet, 6 inches on the southerly line to a dead line.

Being the same property conveyed to Thomas Smith and Bradley Edmonds by quitclaim deed dated May 31, 2012, of record in Instrument No. 20120604-0047917, Office of Register of Deeds of Davidson County, Tennessee

This is improved property known as 3716 Burrus Street, Nashville, Tennessee 37216.

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 SMITH

BRADLEY 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 SMITH and BRADLEY 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