Karen Johnson Davidson County
Batch# 1026653 DEEDQC
07/14/2023 02 28 01 PM 2 pgs
Fees $12 00 Taxes $0 00
20230714-0054199

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<br>Bradley F. Edmonds<br>713 Lena Street<br>Nashville, TN 37208-3627 | SAME AS CURRENT | 72-14-163.00 |

**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, UNMARRIED, and BRADLEY EDMONDS, UNMARRIED,** 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 on the Map of G A. Pickup's Subdivision of part of Lots Not 32 and 33, Brownsville, as of record in Plat Book 974, Page 43, Register's Office for said County Said Lot 16 fronts 50 feet on the easterly side of North 16th Street and runs back between parallel lines 200 feet to the westerly line of the Louisville & Nashville Railroad property

Being the same property conveyed to Thomas A Smith and Bradley Edmonds by quitclaim deed dated February 26, 2013, of record in Instrument No 20130311-0023787, Office of Register of Deeds of Davidson County, Tennessee

This is improved property known as 2408 North 16th Street, Nashville, Tennessee 37206

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 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

