THIS INSTRUMENT PREPARED BY:
Eloise M Smith
3326 Balfron Drive
Nolensville, Tennessee 37135

RETURN INSTRUMENT AND FUTURE TAX BILLS TO:
Eloise M Smith
3326 Balfron Drive
Nolensville, Tennessee 37135

Karen Johnson Davidson County
Batch# 1030015 DEEDQC
07/24/2023 12:24 42 PM 5 pgs
Fees $27 00 Taxes $0 00
20230724-0056859

QUITCLAIM DEED
(T.C.A. § 66-5-103(2))

Parcel Identification Number: 187050-B-00700CO

FOR AND IN CONSIDERATION OF Grantors' intent to contribute the Property described herein to the Grantee and no other consideration, Michael M Smith and Eloise M Smith, husband and wife, with an address of 3326 Balfron Drive, Nolensville, Tennessee 37135, County of Davidson (collectively, the "Grantors"), hereby quitclaim unto Michael M Smith and Eloise M Smith, as Co-Trustees of the Smith Family Revocable Trust dated September 5, 2017, with an address of 3326 Balfron Drive, Nolensville, Tennessee 37135 (the "Grantee"), all of Grantors' right, title, interest, and claim in or to the real property located in Davidson County, Tennessee, described as follows (the "Property"):

See Exhibit "A" attached hereto

Being one and the same as the property conveyed by the Warranty Deed recorded 201712130127166 in the records of Davidson County, Tennessee, on December 8, 2017

The above-described property is improved property known as: 3326 Balfron Drive, Nolensville, Tennessee 37135

By signing this Quitclaim Deed, Grantors quitclaim whatever interest Grantors may have in the Property to the Grantee with no express or implied warranty of title

This conveyance is made to the Grantee under the terms and provisions of the The Smith Family Revocable Trust dated September 5, 2017. The Grantee and any successor Trustee or Co-Trustees will hold the Property subject to all of the terms of the The Smith Family Revocable

Trust The current and any successor Trustee or Co-Trustees have the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in this Quitclaim Deed.

Signed by the Grantors, Michael M Smith and Eloise M Smith, on July 5th, 2023

Michael M Smith

Eloise M Smith

STATE OF TENNESSEE
CITY/COUNTY OF Nashville / Davidson

On this 5th day of July, 2023, before me personally appeared Michael M Smith, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed

WITNESS my hand and seal, at office in City/County of Nashville / Davidson, State of Tennessee, this 5th day of July, 2023

[SEAL]

JAMES F. MURPHY, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

NOTARY PUBLIC
My Commission Expires: 03-06-2024

STATE OF TENNESSEE
CITY/COUNTY OF Nashville / Davidson

On this 14th day of July, 2023, before me personally appeared Eloise M Smith, to me known to be the person/persons described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed

WITNESS my hand and seal, at office in City/County of Nashville / Davidson, State of Tennessee, this 14th day of July, 2023

[SEAL]

JAMES F. MURPHY, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

NOTARY PUBLIC
My Commission Expires. 03-06-2024

STATE OF TENNESSEE
CITY/COUNTY OF Davidson

Affidavit of Consideration

I hereby swear that, to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00

Affiant

Exhibit "A"
Legal Description

WARRANTY DEED

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $321,527 00.

Eloise Smith as attorney for Michael Smith

Affiant

Subscribed and sworn to me on December 8, 2017

Andrea Freeman

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30651

Bill Garrett Davidson County
Batch# 36774 DEEDWARR
12/13/2017 01 25 56 PM 3 pgs
Fees $18 00 Taxes $1,189 65

20171213-0127166

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP – PARCEL #
Michael M. Smith Eloise M. Smith 3326 Balfron Drive Nolensville, TN 37135	First Community Mortgage, Inc 262 Robert Rose Drive Suite 101 Murfreesboro, TN 37129	187050-B-00700CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations the receipt and sufficiency of which are hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Michael M. Smith and Eloise M. Smith, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 7 on the Plan of Revision One, Gene Smith Property, of record in Instrument No. 20170731-0077366, 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 part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership) of record in Instrument No. 20160127-0007989, Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on January 27, 2016.