Karen Johnson Davidson County
Batch# 1054987 DEEDQC
09/28/2023 11:43:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230928-0076190

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Property ID Number
Carole Lynn Smith, Trustee	Same	07416002300
Carole Lynn Smith Living Trust dtd 09/28/2023		
5023 Bonnameade Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Carole L. Smith, a single female, and Frances W. Smith, a single female, ("Grantor")** this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Carole Lynn Smith, **as Trustee of the Carole Lynn Smith Living Trust dtd 09/28/2023 ("Grantee")**, all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING lot No. 461 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, pages I and 2, Register's Office for said county. Said lot No. 461 fronts 83.5 feet on the southerly side of Bonnarneade Drive and extends back 155 feet on the easterly line and 155 feet on the westerly line to a dead line, measuring 83.5 feet thereon.

Being the same property conveyed to Banford Smith, Jr. and wife, Frances W. Smith, by deed from Martin Zeitlin, Trustee, of record in Book 3431, Page 425, Register's Office for Davidson County, Tennessee. Banford Smith, Jr. passed on April 7, 2009, leaving his wife, Frances W. Smith, as the sole owner.

Being the same property conveyed to Carole L. Smith, a single female, and Frances W. Smith, a single female, from Frances W. Smith, a single female by QuitClaim Deed recorded September 23, 2010 as Instrument No. 20100923-0075584 in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as ***5023 Bonnameade Drive, Hermitage, TN 37076.***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **28th** day of **September**, **2023**.

Carole L. Smith, Grantor

Frances W. Smith, Grantor

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 Carole L. Smith and Frances W. Smith, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **28th** day of **September**, **2023**..

Notary Public

My Commission Expires: 08/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Carole Lynn Smith, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **28th** day of **September**, **2023**..

Notary Public

My Commission Expires: 08/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford