Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1064129 DEEDWARR
10/24/2023 08 43.14 AM 3 pgs
Fees. $17 00 Taxes $0 00
20231024-0083121

PEGGIE A. SMITH

TO: WARRANTY DEED

PEGGIE ANN SMITH, Trustee of the
PEGGIE ANN SMITH REVOCABLE TRUST dated October 5, 20[illegible]

THIS DEED OF REALTY, executed as of the 5th day of October, 2023, by Grantor, PEGGIE A. SMITH [formerly PEGGIE A. HOARD], a single person, to Grantee, PEGGIE ANN SMITH, Trustee of the PEGGIE ANN SMITH REVOCABLE TRUST dated October 5, 2023, and any amendments thereto,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Timberlake Subdivision, sometimes referred to as Hayesboro Estates, not of record and described as follows:
>
> Beginning at a point in the south margin of Hayesboro Road, at the corner of Lots 8 and 9; thence with the line between said lots, southerly 202.2 feet; thence westerly 65 feet to the corner of Lot 7; thence with the line between Lots 7 and 8, northerly 202.2 feet to the south margin of Hayesboro Road, thence with the margin of the same, easterly 65 feet to the point of beginning.

Being the same property conveyed to Peggy A. Hoard [now Peggy A. Smith], a single person, by Warranty Deed from Edward C. Kulp, III, dated August 4, 1997, and recorded August 12, 1997, of record in Book 10565, Page 702, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Peggie Ann Smith

PEGGIE A. SMITH Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, PEGGIE A. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 5th day of October, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth McInnis

Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Peggie Ann Smith, Trustee of the Peggie Ann Smith Revocable Trust 1118 Haysboro Avenue Nashville, TN 37216	SAME/OWNER
Property Address:	Map and Parcel No.:
1118 Haysboro Avenue Nashville, TN 37216	061-04-0-108.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).