Karen Johnson Davidson County
Batch# 1073536 DEEDQC
11/20/2023 01:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231120-0090254

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 3rd day of November, 2023. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2025

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Dudley Duncan Smith and/or Julie Sevier Smith, Trustees 3416 Hampton Avenue Nashville, Tennessee 37215	SAME	117 06 0 055.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dudley Duncan Smith and wife, Julie Sevier Smith**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Dudley Duncan Smith and/or Julie Sevier Smith, Trustees of the Dudley & Julie Smith Living Trust, established by the Revocable Trust Agreement of Dudley Duncan Smith and Julie Sevier Smith dated November 3, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 3rd day of November, 2023.

Dudley Duncan Smith

Julie Sevier Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dudley Duncan Smith and Julie Sevier Smith, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of November, 2023.

My Commission Expires:

ALICE M. BUHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2025

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being the easterly 110 feet of the westerly 240 feet of the northerly part of Lot No. 13 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

BEGINNING on the northerly margin of Hampton Avenue at a point 960 feet west of the center line of 23rd Avenue South; thence with the northerly margin of Hampton Avenue westwardly 110 feet; thence northwardly and parallel with the dividing line between Lots Nos. 12 and 13,344 feet, more or less, to the southerly line of Lot No. 7; thence with said line eastwardly 110 feet thence southwardly 344 feet, more or less, to the beginning.

Being the same property conveyed to Dudley D. Smith and spouse, Julie S. Smith, by deed from Michael Weesner and Martha Weesner, Co-Executors under the Last Will and Testament of Lydia D. Weesner, of record in Book 10198, page 828, Register's Office for Davidson County, Tennessee.

Dudley Duncan Smith and Dudley D. Smith are one and the same person. Julie Sevier Smith and Julie S. Smith are one and the same person.

This is improved property known as 3416 Hampton Avenue, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/3/23.

11/3/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

