Karen Johnson Davidson County
Batch # 1086345 DEEDQC
12/28/2023 03:30:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231228-0099887

This instrument prepared by:
Emily Guthrie
Tune, Entrekin & White, PC
500 11th Avenue North
Suite 600
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	Map and Parcel No.
Kevin B. Smith and Karen DeAnne Smith, Co-Trustees The D and K Family Trust Tenancy by the Entirety Trust 2206 Grantland Avenue Nashville, TN 37204	New Owners	105-14-0-108.00

FOR AND IN CONSIDERATION of one and 00/100 ($1.00) dollar and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Kevin B. Smith and Karen DeAnne Smith, Husband and Wife,** do hereby transfer, convey, and quitclaim unto **Kevin B. Smith and Karen DeAnne Smith, Trustees of the D and K Family Trust Tenancy by the Entirety Trust, dated December 11, 2023,** hereinafter called the Grantee, all his/her/their right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 4 and the Northerly half of Lot No. 5 of block 11 on the plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, page 87, Register's office for said County. Said Lot No. 4 and the Northerly half of Lot No. 5 front together 75 feet on the Easterly side of Grantland Avenue and run back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Robert Hinkel and wife, Jane Boram by Warranty deed from Trasbin L. Stoner, II of record in Book 9897, page 262, Register's Office for Davidson County, Tennessee, dated December 14, 1995 and recorded on December 22, 1995.

Jane Boram died on April 9, 2023, leaving Robert Hinkel as the surviving tenant by the entirety.

Being the same property conveyed to Kevin B. Smith and Karen DeAnne Smith, Husband and Wife, by Warranty Deed from Robert Hinkel, of record as Instrument No. 20231215-0096716 in Register's Office for Davidson County, Tennessee, dated December 15, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2206 Grantland Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2023.

Kevin B. Smith

Karen DeAnne Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin B. Smith and Karen DeAnne Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

CANDACE CROOM
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

The D and K Family Trust
Tenancy by the Entirety Trust

By: _____
Kevin B. Smith, Co-Trustee

By _____
Karen DeAnne Smith, Co-Trustee

Sworn and subscribed to before me this 28th day of December, 2023.

_____
Notary Public

My Commission Expires: 1-30-2027

