# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1093910 DEEDQC
01/25/2024 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0004986

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on 01/16/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNERS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| John T. Rochford<br>2200 Abbott Martin Road<br>Nashville, TN 37215 | SAME AS NEW OWNER | 130 15 0 050.00 |

KNOW ALL MEN BY THESE PRESENTS that Murray W. Smith, Trustee of the Ronald E. Smith Irrevocable Trust, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto John T. Rochford, a married man, his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block I on the Plan of Tyne Meade, Section III, as of record in Plat Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 200 feet on the Northeasterly side of Hemingway Drive and runs back between parallel lines 220 feet to a deadline.

Being a portion of the same property conveyed to Murray W. Smith, Trustee of the Ronald E. Smith Irrevocable Trust, by Quitclaim Deed from Ronald E. Smith (being one and the same as Ronald Earl Smith), of record in Instrument No. 20210709-0092915, in the Register's Office of Davidson County, Tennessee, dated July 09, 2021 and recorded on July 09, 2021.

Being the same property conveyed to J. W. Smith, Agnes M. Smith and Ronald Earl Smith and to the survivor of them, it being the expressed intention of the Trustee to create a survivorship, by Quitclaim Deed from Lindley Murray, Jr, Trustee., and as Reconveyed to Lindley Murray Jr., Trustee from J.W. Smith et ux Agnes M. Smith, of record in Instrument No. 20150515-0045101, in the Register's Office of Davidson County, Tennessee, dated January 20, 1993 and recorded on May 15, 2015

Being the same property conveyed to J.W. Smith and wife, Agnes M. Smith, by Deed from Joseph H. Holliday Jr., as Executor under the Will of Joseph H. Holliday, Deceased, of record in Book 5073, Page 172, in the Register's Office of Davidson County, Tennessee, dated September 24, 1976 and recorded on September 29, 1976.

The said J. W. Smith died 12/01/2003 and the said Agnes M. Smith died 12/18/2010. Ronald Earl Smith, Murray W. Smith, Robert Joseph Jackson, Susan Lindley Murray, and Michael Joseph Jackson are the sole heirs at law of Agnes M. Smith.

See also Quitclaim Deed of record in Instrument No. 202401250004984, in the Register's Office of Davidson County, Tennessee.

This property is known as 2700 Hemingway Drive, Nashville, TN 37215.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 01/16/24.

Ronald E. Smith Irrevocable Trust

By: _____
Murray W. Smith, Trustee

STATE OF Florida
COUNTY OF Collier

On this _____ day of January, 2024, before me, the undersigned Notary Public, personally appeared, Murray W. Smith, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the RONALD E SMITH IRREVOCABLE TRUST, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the RONALD E SMITH IRREVOCABLE TRUST by himself as such trustee.

Witness my hand and official seal on 01/16/24.

_____
NOTARY PUBLIC

My Commission Expires: _____.

CAROL A. O'CONNELL
Notary Public
State of Florida
Comm# HH428322
Expires 8/1/2027

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on January 16, 2024.

Signature 01/16/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 16th day of January, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY