Karen Johnson Davidson County
Batch# 1107592 DEEDQC
03/05/2024 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240305-0015373

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan Ladd-Smith Humphreys, Trustee Susan Ladd-Smith Humphreys Revocable Trust, and the Jerry K. Humphreys Sr. Revocable Trust 10495 Central Pike Mount Juliet, TN 37122	Same	096-05-0-102.00 096-05-0-103.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SUSAN LADD-SMITH HUMPHREYS, TRUSTEE OF THE HUMPHREYS COMMUNITY PROPERTY TRUST (the "Grantor"), hereby quitclaims and conveys to SUSAN LADD-SMITH HUMPHREYS, TRUSTEE OF THE JERRY KAY HUMPHREYS, SR. REVOCABLE TRUST and SUSAN LADD-SMITH HUMPHREYS, TRUSTEE OF THE SUSAN LADD-SMITH HUMPHREYS REVOCABLE TRUST (the "Grantees"), as tenants in common, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is improved property known as 141 Donelson Pike, Nashville, Tennessee 37214.

The description herein is the same as that contained in the prior deed.

[*Signatures begin on following page.*]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of March, 2024.

Susan Ladd-Smith Humphreys

SUSAN LADD-SMITH HUMPHREYS,
TRUSTEE OF THE HUMPHREYS
COMMUNITY PROPERTY TRUST

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, SUSAN LADD-SMITH HUMPHREYS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this office, as of this 5th day of March, 2024.

JONATHAN THOMASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 2, 2026

Notary Public
My Commission Expires: 11/2/26

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 5th day of March, 2024.

JONATHAN THOMASTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 2, 2026

Notary Public
My Commission Expires: 11/2/26

37150516

EXHIBIT A

Being a 50% interest in the land lying in Davidson County, Tennessee, more particularly described as follows:

Being part of Lots 3 and 4 on the Plan of Colonial Village as of record in Booke 1424, page 58, Register's Ofice for Davidson County, Tennessee.

SAID parts of lots 3 and 4 fronts together 120.08 feet along the easterly margin of Donelson Pike, 171.6 feet in the northerly side of Colonial Circle and 39.36 feet along the curving corner at said intersection and runs back between converging lines 194.5 feet on the northely line and 142.91 feet on the easterly line to a point at the rear.

BEING the same property conveyed to Jerry K. Humphreys, Sr. and Susan Ladd-Smith Humphreys, Co-Trustees of the Humphreys Community Property Trust by Quitclaim Deed from Jerry K. Humphreys, of record instrument number 20231026-0083795, Register's Office for Davidson County, Tennessee. The said Pathologists Laboratory partnership having since dissolved, and Jerry K. Humphreys having died on December 5, 2023.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 5, 2024 (date of document).

Affiant Signature

03/05/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of March, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

