Karen Johnson Davidson County
Batch# 1124386 DEEDQC
04/18/2024 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240418-0027756

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Apex Closing Services, LLC, 8586 Potter Park Dr., Ste 103, Sarasota, FL 34238

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Leslie Smith Investments LLC	Leslie Smith Investments LLC	103 04 0 390.00
12255 3rd St E	12255 3rd St E	
Saint Petersburg, FL 33706	Saint Petersburg, FL 33706	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, LESLIE R. SMITH, unmarried, hereinafter referred to as "Grantor", whose mailing address is: 12255 3rd St E, Saint Petersburg, FL 33706, does hereby convey, transfer, remise, release, relinquish and quitclaim unto LESLIE SMITH INVESTMENTS LLC, a Tennessee Limited Liability Company, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 12255 3rd St E, Saint Petersburg, FL 33706, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 53-A on the Plan of Zone Lot Division: The Westerly 50 ft. of Lot 53 of West End Annex of record in Plat Book 6250, Page 216, amending Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Tax ID No.: 103 04 0 390.00

BEING the same property conveyed from Andrew V. MacFarland and Theresa L. MacFarland, husband and wife, unto Leslie R. Smith, unmarried, by Deed recorded 3/31/2010 in Instrument Number 20100331-0023842, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4105A Nebraska Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of April, 2024.

Leslie R Smith
LESLIE R. SMITH

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pinellas

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LESLIE R. SMITH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of April, 2024.

Notary Public
My Commission expires: 5.6.2024

physical presence
FL Driver's License as ID

KRISTEN SCHEIDLY
Notary Public - State of Florida
Commission # HH 29711
My Comm. Expires Aug 6, 2024
Bonded through National Notary Assn.

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

LESLIE SMITH INVESTMENTS LLC,
a Tennessee Limited Liability Company

By Leslie Smith Sole managing member
Name: Leslie Smith
Title: Sole managing member

State - Florida County - Pinellas
Subscribed and sworn to before me this 15 day of April, 2024
by Leslie Smith
sole managing member

Notary Public
My Commission expires: 8-6-2024

physical presence
FL D license as ID

KRISTEN SCHEIDLY
Notary Public - State of Florida
Commission # HH 29711
My Comm. Expires Aug 6, 2024
Bonded through National Notary Assn.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Dana Bell, 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 4/15/2024 (date of document).

Apex Closing Services, LLC

BY: Dana Bell, Assistant VP of Operations

Affiant Signature

4/16/2024

Date

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me by means of X physical presence or ____ online notarization, this 16 day of April, 2024, by Dana Bell, Assistant Vice President of Operations for Apex Closing Services, LLC.

Personally Known ____ OR Produce Identification X
Type of Identification Produced FL DL

Notary
Print Name: Dillan Adams
Commission Expiration Date: Nov 7, 2026

NOTARY PUBLIC
DILLAN ADAMS
Notary Public, State of Florida
Commission# HH 330350
My comm. expires Nov. 7, 2026