Karen Johnson Davidson County
Batch # 1125328 DEEDQC
04/22/2024 08:22:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240422-0028415

*This Instrument Prepared By:*
*Ellen Hendrickson*
*Baker Law Group, PLLC*
*P.O. Box 250, Charlotte, TN 37036*
*No title search was requested or performed.*

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF ZERO DOLLARS ($0.00) I, **BRENDA B. SMITH**, BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY UNTO, **BRENDA B. SMITH, TRUSTEE OF THE BRENDA B. SMITH REVOCABLE TRUST** DATED February 23, 2024, (CERTIFICATE OF TRUST IS ATTACHED HEREWITH AS **APPENDIX A**) A CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 244 on the Plan of First Revision Final Plat, Phase Two, Autumn Oaks of record in Plat Book 11700, page 64 & 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Continental Development and Construction, Inc. by Deed of record in Instrument No, 20001004-0098409, said Register's Office.

Being a part of the property conveyed to Brenda B. Smith by Deed of record in Instrument No. 20010904-0095038, said Register's Office.

THIS IS IMPORVED PROPERTY KNOWN AS 300 Scarlett Oak, Brentwood, TN 37027.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of February, 2024.

Brenda B. Smith
**BRENDA B. SMITH**

STATE OF TENNESSEE)
COUNTY OF DICKSON)

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

Witness my hand and official seal at Dickson, Tennessee, on this 23 day of February, 2024.

Susan M Askins
NOTARY PUBLIC

SUSAN M. ASKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Commission Expires: 10-22-2024

**********

STATE OF TENNESSEE)
COUNTY OF DICKSON)

I hereby swear or affirm that the actual consideration for this transfer is $ -0- .

Brenda B. Smith
AFFIANT

Subscribed and sworn to before me this 23 day of February, 2024.

Susan M Askins
NOTARY PUBLIC

SUSAN M. ASKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Commission Expires: 10-22-2024

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ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

Map: 103 Parcel: 025.02

BRENDA B. SMITH, Trustee of The BRENDA B. SMITH REVOCABLE TRUST
300 Scarlett Oak, Brentwood, TN 37027.

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APPENDIX A
CERTIFICATE OF TRUST

## CERTIFICATE OF TRUST

I, BRENDA B. SMITH, being duly sworn, deposes and states under penalty of perjury that the foregoing is true and correct.

1. Pursuant to Tenn. Code Ann. § 35-15-1013, this Certificate of Trust is executed to evidence the existence and validity of the Trust known as **THE BRENDA B. SMITH REVOCABLE TRUST ("The Trust").**
2. The Trust was created on February 23 2024.
3. The Trust has not been terminated, revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
4. The settlor of the Trust is Brenda B. Smith.
5. The currently acting Trustee is Brenda B. Smith, and the named successor Trustee is Brooks C. Carter. The successor Trustee to Brooks C. Carter is Sandra D. DeWald.
6. The Trustee has full powers to sell, convey and to mortgage or encumber real and personal property under the Trust.
7. The Trustee has both managerial and administrative powers including the power to revoke the Trust which requires the Trustee's signature.
8. The asset of the Trust include: the real property located at 300 Scarlet Oak Court, Brentwood Tennessee, 37027.

Brenda B. Smith, Trustee

Brenda B. Smith,
Trustee, The Brenda B. Smith Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENDA B. SMITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Certificate of Trust for the purposes therein contained.

Witness my hand and official seal on this 23 day of February, 2024.

NOTARY PUBLIC: Susan M. Askins
My commission expires: 10-22-2024

SUSAN M. ASKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON