Karen Johnson
Batch # 1126728
04/24/2024 02:46:23 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240424-0029656

This instrument prepared by:
Sheryl Guinn, Esq.
215 Second Ave. North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail.com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIMDEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Bobby Smotherman, Jr., Trustee	Same	076 01 0D 05.00
1092 Lady Nashville Drive		
Hermitage, TN 37076		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 30th day of April 2024.

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Affiant- Bobby Smotherman, Jr., Trustee

My commission expires 7-7-2025

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Bobby Smotherman, Jr. the grantor herein, does hereby Quitclaim and convey unto the Trustee Bobby Smotherman, Jr. of The Bobby Smotherman Jr. Living Trust executed on February 22, 2024, the Grantee herein, their successors, heirs and assigns, all of his right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being all of Lot No.5 on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of Location and description of said lot. Being the same parcel conveyed to Bobby Smotherman Jr. and Angela D Bryant-Smotherman from OLE South Properties INC, A Tennessee Corporation, by virtue of a deed dated 10/25/2018 as instrument no. 20181030-0107286 County of Davidson, State of Tennessee. Commonly Known as: 1092 Lady Nashville Dr, Hermitage, TN 37076. Assessor's Parcel No: 076 01 0D 005.00

Being the same property conveyed to Bobby Smotherman, Jr. by deed dated November 5, 2019 from Bobby Smotherman Jr., unmarried, and Angela Dawn Bryant F/K/A Angela D. Bryant–Smotherman, unmarried, a formerly married couple who are now divorced pursuant to the Final Decree filed in Davidson County, Tennessee in Case No. 19D463 on October 8, 2019 in Instrument No. 20191114-0117617 Register's Office for Davidson County, TN.

This is improved property known as 1092 Lady Nashville Dr, Hermitage, TN 37076. Assessor's Parcel No: 076 01 0D 005.00

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THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

Witness, the said Grantor, Bobby Smotherman, Jr., hereunder set its hand and seal this 3rd day of April, 2024.

Bobby Smotherman, Jr.-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Bobby Smotherman, Jr.** with whom I am personally acquainted, or proven to meon the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2024.

Notary Public

My Commission Expires 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY