Karen Johnson Davidson County
Batch# 1131824 DEEDQC
05/07/2024 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033496

Preparer is not the person closing this transfer, and Parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Parties agree that preparer has not rendered advice regarding tax or estate matters.

ADDRESS NEW OWNER:	Schuyler V. Ebbets and Lyudmila Ebbets 5225 Greenleaf Drive Nashville, TN 37211
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	161-07-060.00
Prepared by (from information provided by the grantor):	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229-2004 (without the benefit of a title search or title insurance)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a **re-conveyance to Schuyler V. Ebbets and Lyudmila Ebbets, tenants in common with rights of survivorship, I, Schuyler V. Ebbets,** (herein "Grantor") by these presents do hereby quitclaim and convey all of my interest to **Cindy S. Smith, Trustee, with full power to transfer and convey**, (herein "Trustee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Kingswood Park, of record in Book 2900, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 123.0 feet on the Westerly margin of Green Leaf Drive and extends back 336.4 feet on the Northerly line and 275.0 feet on the Southerly line to a broken line in the rear, measuring 157.5 feet thereon.

Being the same property conveyed to Schuyler V. Ebbets, unmarried, from Gary W. Schott, an unmarried man, by Warranty Deed recorded on April 15, 2019, in Instrument No. 20190415-0033834, in the Register's Office for Davidson County, Tennessee.

This is improved property with a common address of 5225 Green Leaf Drive, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Schuyler V. Ebbets and Lyudmila Ebbets, tenants in common with rights of survivorship,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of May 2024.

x Schuyler V. Ebbets
Schuyler V. Ebbets

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Schuyler V. Ebbets,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of May 2024.

Kimberly J. Thompson
Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

Trustee
Cindy S. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who 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 and official seal at office, this 6th day of May 2024.

Kimberly J. Thompson
Notary Public
My Commission Expires:_____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

x Lyudmila I Ebbets
Affiant

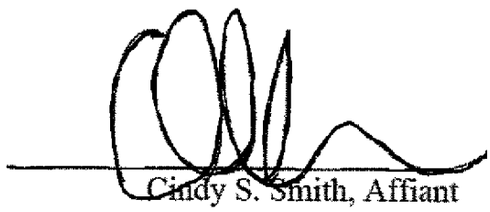
Subscribed and sworn to before me this 6th day of May 2024.

Kimberly J. Thompson
Notary Public
My Commission Expires _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **May 6th, 2024** (date of document).



Cindy S. Smith, Affiant

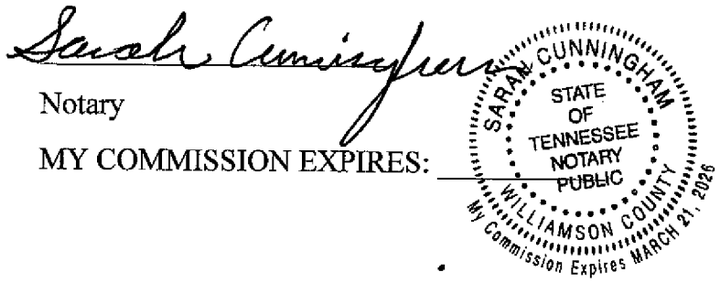
05/07/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 7th day of May, 2024.



Notary

MY COMMISSION EXPIRES: _____