QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on 05/31/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1149139 DEEDQC
06/20/2024 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046355

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
John T. Rochford 2200 Abbott Martin Road Nashville, TN 37215	SAME AS NEW OWNER	130 11 0 031.00

KNOW ALL MEN BY THESE PRESENTS that Murray W. Smith, Trustee of the Ronald E. Smith Irrevocable Trust, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and does hereby convey, remise, release and forever quitclaim unto John T. Rochford, a married man, his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County. Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 10 and 11, on the REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION as of record in Plat Book 421, Page 185, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 176 feet 8 inches on the Northerly side of Forsythe Place and run back between parallel lines 188 feet on the West line of Lot No. 11 and 248 feet on the East line of Lot No. 10. along the West line of Lynnwood Boulevard. to the South line and Lot No. 13 on which they measure 166.8 feet.

Being part of the same property conveyed to Murray W. Smith, Trustee of the Ronald E. Smith Irrevocable Trust, by Quitclaim Deed from Ronald E. Smith (being one and the same as Ronald Earl Smith), of record in Instrument No. 20210709-0092915, in the Register's Office of Davidson County, Tennessee, dated July 09, 2021, and recorded on July 09, 2021.

Being the same property conveyed to Ronald E. Smith and Jesse Wilton Smith and wife, Agnes M. Smith, as joint tenants with right of survivorship, by Warranty Deed from Leslie J. Duke and wife, Odessa S. Duke, of record in Book 8560, Page 921; as corrected in Book 8595, Page 707, in the Register's Office of Davidson County, Tennessee, dated February 27, 1992, and recorded on February 28, 1992. The said Jesse Wilton Smith having died on December 01, 2003 and Agnes M. Smith having died on December 18, 2010. Ronald E. Smith as surviving joint tenant.

This property is known as 909 Lynnwood Blvd., Nashville, TN 37205.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on 05/6/24.

Ronald E. Smith Irrevocable Trust

By: _____

Murray W. **Smith,** Trustee

Murray Smith
Pg 2

STATE OF Florida
COUNTY OF Collier

On this 10 day of May, 2024, before me, the undersigned Notary Public, personally appeared, Murray W. Smith, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the RONALD E SMITH IRREVOCABLE TRUST, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the RONALD E SMITH IRREVOCABLE TRUST by himself as such trustee.

Witness my hand and official seal on 05/10/24.

NOTARY PUBLIC

My Commission Expires: _____

CAROL A. O'CONNELL
Notary Public
State of Florida
Comm# HH428322
Expires 8/1/2027

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 31, 2024.

Signature 05/31/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 31st day of May, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY