Karen Johnson Davidson County
Batch# 1149521 DEEDQC
06/20/2024 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046495

PREPARED BY:

Sophie E. Lange, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Brenda J. Smith
AFFIANT

Subscribed and sworn to before me on this day, June 20, 2024.

Notary Public

My Commission Expires: 1/18/26

New Owner Address:
Brenda Jean Smith Revocable Living Trust
2810 22nd Ave. S
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117 02 0 202.00

QUITCLAIM DEED

Brenda J. Smith, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Brenda Jean Smith Revocable Living Trust**, dated June 20, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 20, 2024**.

Brenda J. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Brenda J. Smith,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 20, 2024.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, State of Tennessee, being the southerly 70 feet of Lot No. 26 of Block No. 2 on the Plan of W. V. Davidson's Hillsboro Highland, as of record in Book 843, page. 23, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brenda J. Smith, unmarried, from Lex & Co., LLC by deed of record in Instrument No. 20150710-0067251, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2810 22nd Ave. S, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, Esq., do hereby make oath that I am a licensed attorney and 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 June 20, 2024.

Affiant Signature

6-20-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 20, 2024.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY