Karen Johnson Davidson County
Batch# 1151446 DEEDQC
06/26/2024 02:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240626-0048013

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Michael Randolph Smiley, Trustee, Affiant Subscribed and sworn to before me, this 19th day of June, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Randolph Smiley and/or Georgette Anne Smiley, Trustees 6028 Gardendale Drive Nashville, TN 37215	SAME	158 03 0 072.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Randolph Smiley and wife, Georgette Anne Smiley**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael Randolph Smiley and/or Georgette Anne Smiley, Trustees of the Michael & Georgette Smiley Living Trust, established by the Revocable Trust Agreement of Michael Randolph Smiley and Georgette Anne Smiley dated July 7, 2022,** as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 19th day of June, 2024.

Michael Randolph Smiley

Georgette Anne Smiley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Randolph Smiley and Georgette Anne Smiley, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of June, 2024.

My Commission Expires:

ALICE M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 420, on the Plan of HILLSBORO PARK, SECTION IV, as of record in Book 2331, Page 142, Register's Office for said County.
Said Lot fronts 219 .3 feet on the South side of Gardendale Drive and runs back 318 feet on the East line and 260.4 feet on the West line to a dead line in the rear on which it measures 229.1 feet, said dead line being a broken line.

Being the same property conveyed to Julie Gerlach Sundell Revocable Trust, U/A dated 04-23-2004, by Quitclaim Deed from Hakan Sundell and wife, Julie Sundell, of record in Instrument No. 20050408-0038855 in the Register's Office of Davidson County, Tennessee, dated April 01, 2005 and recorded on April 08, 2005.

Being the same property conveyed to Michael R. Smiley and Georgette A. Smiley, husband and wife, by deed from Hakan W. Sundell, Trustee of the Julie Gerlach Family Trust U/A dated 04/23/2004 and Hakan W. Sundell, Trustee of the Marital Trust, the Tennessee Trust, and the Family Trust as created under the Julie Gerlach Family Trust U/A/ dated 04/23/2004 of record in Instrument No. 20240423-0029051 in the Register's Office for Davidson County, Tennessee.

Michael Randolph Smiley and Michael R. Smiley are one and the same person. Georgette Anne Smiley and Georgette A. Smiley are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section IV, as recorded in Plat Book 2331, Page(s) 142.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and amended in Book 2596, Page 23; Book 4169, Page 7

440 and further amended in Book 3836, Page 620 and Addendum recorded in Book 4207, Page 397.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7510, Page 168.

This is improved property located at 6028 Gardendale Drive Nashville

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 6/19/24.

6/26/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of June, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

