This instrument prepared by:
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Karen Johnson Davidson County
Batch # 1154237 DEEDQC
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Fees: $12.00 Taxes: $0.00
20240708-0050546

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
Nancy Diane Smith, Trustee of The Nancy Diane Smith Revocable Living Trust, Dated July 2, 2024 3917 Thackery Drive Nashville, TN 37207	**Bertha E. Smith 3917 Thackery Drive Nashville, TN 37207**

PARCELNO. 04112006600

THIS LIFE ESTATE DEED made and entered into on the day and date last written by and between, **Bertha E. Smith, an unmarried woman through right of survivorship as tenants by the entirety with William L. Smith (deceased with the date of death of August 6, 2001),** hereinafter referred to as the "GRANTOR", and Nancy **Diane Smith, Trustee of The Nancy Diane Smith Revocable Living Trust, dated July 2, 2024,** as Tenants in Common with equal interests, hereinafter referred to as the "GRANTEES":

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTOR, while specifically reserving a life estate in the subject property herein does this day grant, sell and convey unto the said GRANTEE, their successors, heirs and assigns, all of GRANTOR'S right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Bellshire Estates, Section II, as of record in Book 2133, page 111, Register's Office for said County.

Said Lot No. 92 fronts 83.2 feet on the easterly side of Thackeray Drive and runs back 290.4 feet on the northerly line and 280.9 feet on the southerly line to a dead line in the rear, on which it measures 87 feet.

BEING THE SAME PROPERTY conveyed to William L. Smith and wife, Bertha E. Smith, by Warranty Deed from Hillus E. Barber and wife, Dorothy D. Barber on February 20, 1959, recorded as Instrument DB-00002878 0000089, Book 2878, Page 89, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all plats, easements, restrictions, encumbrances and other matters of record as may affect the premises.

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

THIS IS IMPROVED PROPERTY KNOWN AS: 3917 Thackery Drive, Nashville, Tennessee 37207.

EXPRESSLY RESERVING LIFE ESTATE in the above described property unto the GRANTOR and her assigns. The GRANTOR shall have full ownership, possession and use of her interest in the property, as well as the rents, revenues and profits generated by the property during the term of the GRANTOR'S natural life.

Upon the expiration of the GRANTOR'S natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the GRANTEE. .

IN WITNESS WHEREOF, the undersigned has hereunto set her hands on this the 2nd day of July, 2024.

BERTHA E. SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY LEE TYLER**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal this 2nd day of July, 2024.

NOTARY PUBLIC

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12/22/2026

My Commission Expires: 12/22/2026

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater is $-0-.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 2nd day of July, 2024.

NOTARY PUBLIC

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12/22/2026

My Commission Expires: 12/22/2026