Karen Johnson Davidson County
Batch# 1163530 DEEDQC
07/29/2024 03:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240729-0057203

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

Affiant

Sworn to and subscribed before me this 23rd day of July, 2024.

TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public
My Commission Expires: 5/21/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 23rd day of July, 2024, among:

ANN HAVEN SMITH, AN UNMARRIED WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANN HAVEN SMITH, TRUSTEE OF THE ANN HAVEN SMITH FAMILY TRUST DATED JULY 23, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

A certain condominium located in Davidson County, Tennessee, being Unit No. 110L of The Cloister at St. Henry, Phase 1D, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase 1-D of record in Book 6933, Page 927, amended in Book 7404, Page 766, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ann Haven Smith, an unmarried woman by Quitclaim Deed from Ann Haven Smith, Trustee of the Ann Haven Living Trust, dated March 12, 2014, dated October 24, 2023, and recorded October 26, 2023, in Reference No. 20231026-0083880, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 805 Marquette Drive, Nashville, TN 37205.

THIS DEED has been prepared solely upon information furnished by **Ann Haven Smith.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

ANN HAVEN SMITH

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ann Haven Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Ann Haven Smith, Trustee
Ann Haven Smith Family Trust dated July 23, 2024
805 Marquette Drive
Nashville, TN 37205

Responsible Party For Taxes:

Ann Haven Smith, Trustee
Ann Haven Smith Family Trust dated July 23, 2024
805 Marquette Drive
Nashville, TN 37205

Tax Map and Parcel: 129-11-0A-805.00-CO

Certificate of Authenticity

I, Trent Linville, 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 7/23/24.

Date

T Linville

Affiant Signature

7/23/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

