Karen Johnson Davidson County
Batch# 1167166 DEEDQC
08/12/2024 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060124

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 6, 2024.

Notary Public

My Commission Expires: _____

New Owner Address:
McRae Trust
894 Robertson Academy Road
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
093-13-0-539.00

QUITCLAIM DEED

Ann McRae Smith and husband, Jonathan Smith (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **McRae Trust**, dated August 6, 2024 ("Grantee"), a joint revocable trust established by the Grantor, 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, **August 6, 2024**.

Anne McRae Smith

Anne McRae Smith

Jonathan Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Anne McRae Smith and husband, Jonathan 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 persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 6, 2024.

Courtney M. Hall

Notary Public

My Commission Expires: _____

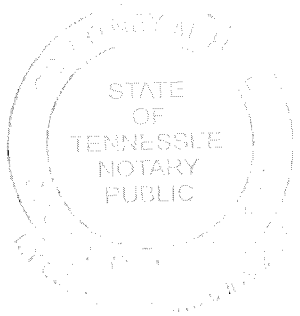


EXHIBIT A

Land in Davidson County, Tennessee, being Lot 2, RESUBDIVISION OF LOT NO. I, SECTION 17, EDGEHILL ESTATES, as shown on plat of record in Plat Book 4470, Page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ann McRae Smith and husband, Jonathan Smith from Ruby Jean Howell, unmarried and LaQuisha Shavonne Williams, by deed of record in Instrument No. 20110916-0072101, 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 712 14th Avenue South, Nashville, TN 37203.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 August 6, 2024.

Affiant Signature

8/6/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 6, 2024.

Notary Public

My Commission Expires: _____

