Karen Johnson Davidson County
Batch# 1167166 DEEDQC
08/12/2024 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060126

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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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:
073-07-0-013.00

QUITCLAIM DEED

Jonathan H. Smith and wife, Anne M. 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**.

Jonathan H. Smith

Anne M. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jonathan H. Smith and wife, Anne M. 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.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 315, on the plan of Section Six, Sunset View, as shown on plat of record in Plan Book 2900, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan H. Smith and wife, Anne M. Smith from Mattie Lee Massey, an unmarried woman, by deed of record in Instrument No. 20150408-0030853, 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 2844 McGavock Pike, Nashville, TN 37214.

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: _____