Karen Johnson Davidson County
Batch# 1167166 DEEDQC
08/12/2024 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060131

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:**
131-07-0-021.00

## QUITCLAIM DEED

**Jonathan Smith and Ann Smith**, tenants in common (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 Smith

Anne 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 Smith and Anne 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. 7 on the Plan of Locust Grove Subdivision of record in Plat Book 1424, page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jonathan Smith and Ann Smith, tenants in common, from Robert Tyree Patrick *A/K/A* Robert T. Patrick, Jr., unmarried, by deed of record in Instrument No. 20060629-0077995, 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 1921 Castleman Drive, Nashville, Tennessee 37215.

### 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.

Courtney M. Hall
Notary Public

My Commission Expires: _____

