Karen Johnson Davidson County
Batch # 1173413 DEEDQC
08/23/2024 09:21:09 AM 3 pgs
Fees: $12.00 Taxes: $0.00
20240823-0064833

PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	MAP PARCEL NUMBER:
Walter Smith and wife, Dorothea Smith, Trustees of the Smith Family Trust 608 Cherry Grove Pointe Whites Creek, TN 37189	Same	49-1-B-25.00C0

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Walter Smith and wife, Dorothea Smith, the Grantors, by these presents do hereby quitclaim and convey unto Walter Smith and wife, Dorothea Smith, Trustees of the Smith Family Trust, dated August 21,2024 Grantees, and to the Trustees heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee; Being Lot No. 32 on the plan of Cherry Grove, Phase 1B, as shown on the plat of record as Instrument Number 20060927-0119685, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walter Smith and wife, Dorothea Smith by warranty deed from James Brett Case and wife, Kayla Anne Marie Case of record instrument number 20180523-0049402, Register's Office of Davidson County, Tennessee.

This is improved property known as 608 Cherry Grove Pointe, Whites Creek TN 37189.

Said property is conveyed subject to all matters shown on the Plan of record in Instrument No. 20060927-0119685, Register's Office for Davidson County, TN:

1. ,Terms, provisions, options, rights of first refusal, covenants, conditions , restrictions, easements, charges , assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 200508312-0104284, amended in Instrument No. 20100826-0061726, Register's Office for Davidson County, TN.

2. Charter of Homeowner's Association of record in Instrument Nos. 20050921-0113595 and 20091218-0115434, Register's Office for Davidson County, TN.
3. Temporary Cul-de-Sac Easement granted and referenced in Deed in Instrument No. 20040610-0068654, Register's Office for Davidson County, TN.
4. Right-of Way Easement of record in Book 8635, Page 24 and Book 8672, Page 168, Register's Office for Davidson County, TN.
5. Sanitary Sewer Easement of record in Book 5156, Page 454 and Book 5156, Page 457, Register's Office for Davidson County, TN
6. Roadway Easement of record in Book 1261, Page 440, Register's Office for Davidson County, TN.
7. Stormwater Detention Agreement of record in Instrument Nos. 20041213-0147647 and 20040903-0107036, Register's Office for Davidson County, TN.
8. Common Area conveyed to Homeowner's Association of record in Instrument No. 20090504-0040404, Register's Office for Davidson County, TN
9. Any and all existing easements and restrictions as shown of record not stated herein.

Witness our hands this 21st day of August, 2024.

Walter Smith

Dorothea Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brianna D. Irwin, a Notary Public in and for the County and State aforesaid, personally appeared Walter Smith and wife, Dorothea Smith, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the 21st day of August, 2024.

Notary Public

My Commission Expires: 7-3-2028

BRIANNA D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Walter Smith

AFFIANT

Subscribed and sworn to before me, this 21 day of August, 2024.

Brianna D. Irwin

Notary Public

My commission expires: 7.3.2028

