Karen Johnson
Batch # 1193687
10/15/2024 01:22:07 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241015-0079916

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION BY:
GREER, GREER & WHITFIELD, ATTORNEYS, PLLC
P. O. BOX 385, PARIS, TENNESSEE 38242

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for $1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **WILLIAM CRESS WHITFIELD** and wife, **MARY GARDNER SMITH WHITFIELD (A/K/A MARY GARDNER SMITH & MARY GARDNER WHITFIELD)**, do hereby convey and quitclaim all our right, title and interest in the following real estate located in the City of Nashville, County of Davidson, Tennessee, unto **WILLIAM CRESS WHITFIELD AND MARY GARDNER SMITH WHITFIELD, TRUSTEES OF THE CRESS & GIGI WHITFIELD REVOCABLE TRUST DATED OCTOBER 7, 2024**:

TRACT 1

Property Address: 1729 Nottingham Place

Tax Identification Number: 142 16 0A 116.00

Land in Davidson County, Tennessee, being Lot(s) 116, as shown on the map entitled Resubdivision of Lot 116 and 117, Devon Park, Phase III, of record in Plat Book 6200, page(s) 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same real estate conveyed to the Grantors by deed from Judith Bartlett recorded April 1, 2005 at Reference No 20050406-0038037 in said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6176, page 7, and Book 6541, page 542, and Book 6967, page 156, said Register's Office.

Agreement for dedication of easement for public utilities of record in Book 9024, page 477, said Register's Office .

This is the same legal description as appears in the prior deed of record.

TRACT 2 (conveyed by this deed is a **one-third interest** in the following property):

Property Address: 111 33RD AVE S, Unit 103 NASHVILLE 37212

Tax Identifier: 104 06 0J 003.00

Land located in Davison County, Tennessee being Lot No. 45 and the northerly 5 feet of Lot No. 46 on the Plan of The Bransford Realty Compnay's West End Aveue Place, as of record in Book 332, page 15, Register's Office for said County.

Said property adjoins and fronts together 55 feet on the southwesterly margin of 33rd Avenue, South and extends back 153 feet on the northwesterly line and 147.5 feet on the southeasterly line, to an alley in the rear, measurting 55 feet thereon.

Also described as Unit No. 103 on the Condominium Site Plan of 111 Place Condominiums, as of record in Book 6200, page 195, Register's Office of Davdison County, Tennessee.

Being the same real estate conveyed to Mary Gardner Smith, Charlotte B. Smith, and David H. Smith, Jr. by deed of First Tennesse Bank National Association dated September 27, 1991, and recorded at Book 8451, page 890, in the Register's office of Davdison County, Tennessee.

Subject to all (if any) zoning regulations, building restructions, setback lines, easements, right of ways, public utilities, and other matters referenced in Exhibit B to above-referenced deed.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their signatures this October 7, 2024.

WILLIAM CRESS WHITFIELD

MARY GARDNER SMITH WHITFIELD

STATE OF TENNESSEE
COUNTY OF HENRY

Before me, a Notary Public in and for said county and state, personally appeared **WILLIAM CRESS WHITFIELD AND MARY GARDNER SMITH WHITFIELD** the within named bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office this October 7, 2024.

Notary Public
My Commission Expires: 4/22/2026

CANDACE D. SPRAGUE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HENRY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF HENRY

I hereby swear or affirm that the actual consideration of this transfer is $1.00.

Affiant

Sworn to and subscribed before me this October 7, 2024.

Notary Public
My Commission Expires: 4/22/2026

CANDACE D. SPRAGUE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HENRY

This conveyance is exempt from transfer tax pursuant to TENN. CODE ANN. § 67-4-409(a)(3)(f).

Name/Address of Property Owner & Entity Responsible for Payment of Property Taxes:
Tract 1 (142 16 0A 116.00):

Owner and address for tax notices: The Cress & Gigi Whitfield Revocable Trust dated October 7, 2024
c/o William Cress Whitfield and Mary Gardner Smith Whitfield, Trustees
1729 NOTTINGHAM PL NASHVILLE 37221

Tract 2 (104 06 0J 003.00):

Send tax notices to: CHARLOTE HUNTER, 3709 RICHLAND AV, NASHVILLE TN 37205
Owners are The Cress & Gigi Whitfield Revocable Trust dated October 7, 2024; Charlotte B. Smith (a/k/a Charlotte Hunter); and David H. Smith Jr.

This instrument was prepared without abstract, title search, title opinion, certification as to title, survey, certification as to accuracy of property descriptions herein, or any other information. The preparer makes no representations and accepts no responsibility regarding the rights (if any) created or conveyed by the execution and/or recording of this instrument. The parties hereto acknowledge that the preparer is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue Code, as amended by the Tax Reform Act of 1986.