Karen Johnson Davidson County
Batch# 1195825 DEEDQC
10/21/2024 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241021-0081314

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Geoffrey H. Smallwood and Sally R. Smallwood, Co-Trustees 803 Foster Hill Nashville, TN 37215	Same	117 13 0B 051.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, SALLY R. SMALLWOOD and GEOFFREY H. SMALLWOOD, hereby quitclaim and convey to GEOFFREY H. SMALLWOOD and SALLY R. SMALLWOOD, CO-TRUSTEES OF THE SMALLWOOD COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 803, on the plan of Phase One, Abbottsford, as shown on plat of record in Plat Book 6250, page 419 thru 421, as corrected in Book 6800, page 164, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by deeds of record as Instrument No. 20050310-0026877 and No. 20160511-0046801, Register's Office for Davidson County, Tennessee.

This is property known as 803 Foster Hill, Nashville, Tennessee.

[The remainder of this page intentionally left blank, signatures on next page]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18th day of October, 2024.

SALLY R. SMALLWOOD

GEOFFREY H. SMALLWOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Sally R. Smallwood and Geoffrey H. Smallwood, with whom I am personally acquainted (or proved 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, at office, as of this 18TH day of OCTOBER, 2024.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Samuel R Knell
Affiant

Subscribed and sworn to before me, this 18TH day of OCTOBER, 2024.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Mackenzie L. Border
Notary Public
My Commission Expires: Nov. 6, 2024

45582471.1

Tennessee Certification of Electronic Document

I, Emerald Burns, do hereby make oath that I am a licensed attorney and/or 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 October 18, 2024 (date of document).

Emerald Burns
Affiant Signature

October 18, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

