This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson
Batch # 1203536
11/13/2024 09:34:04 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241113-0088215

New Owner:	Send Tax Bill:	Map-Parcel
Michael A. Smith and Natasha L. Smith, Trustees of the Smith Joint Revocable Living Trust dated October 30, 2024, and any amendments thereto 7130 Riverfront Drive Nashville, TN 37221	Flagstar Bank 5151 Corporate Drive Troy, MI 48098	126 16 0A 395.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][C][vi]).

AFFIANT

Sworn to and subscribed before me this 30th day of October 2024.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL ALLEN SMITH** and **NATASHA LYNN SMITH**, husband and wife (Grantors), by these present do hereby quitclaim and convey unto **MICHAEL A. SMITH AND NATASHA L. SMITH, TRUSTEES OF THE SMITH JOINT REVOCABLE LIVING TRUST DATED OCTOBER 30, 2024, AND ANY AMENDMENTS THERETO**, (Grantee), as tenants by the entirety, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 438 on the Plan of Final Plat Riverwalk, Phase 3A of record in Plat at Instrument No. 20041020-0126317, in the Register's Office for Davidson County, Tennessee, to which

Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Allen Smith and wife, Natasha Lynn Smith, by deed from Robert T. Phillips, a single person, of record in Instrument No. 20190513-0044653, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 7130 Riverfront Drive, Nashville, TN 37221.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 30 day of October, 2024.

By: _____
MICHAEL ALLEN SMITH

By: _____
NATASHA LYNN SMITH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Allen Smith and Natasha Lynn Smith, with whom I am personally acquainted, (or provided by sufficient evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 30th day of October, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025