Karen Johnson Davidson County
Batch# 1217266 DEEDQC
12/17/2024 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241217-0097935

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

DANIEL WIDBOOM
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Affiant

Sworn to and subscribed before me this 11th day of December, 2024.

Notary Public
My Commission Expires: 10/26/27

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of December, 2024, among:

ROBERTS R. SMITH AND DENISE M. SMITH, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROBERTS SMITH AND DENISE SMITH, TRUSTEES OF THE SMITH FAMILY TRUST DATED DECEMBER 11, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of West Meade Estates, Section Eight, of record in Book 3700, Page 31, 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 Roberts R. Smith and Denise M. Smith, husband and wife by Warranty Deed from Lowell Dean Sheucraft and wife, Norma Sheucraft dated August 27, 2015, and recorded August 31, 2015, in Instrument No. 20150831-0087710, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 6715 Duquaine Court, Nashville, TN 37205.

THIS DEED has been prepared solely upon information furnished by **Roberts R. Smith and Denise M. Smith.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

ROBERTS R. SMITH

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Roberts R. Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2024.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Denise M. Smith

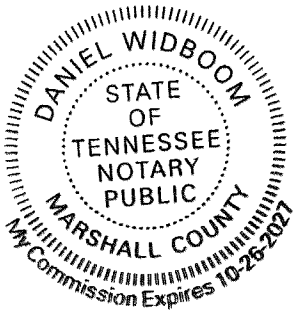
DENISE M. SMITH

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Denise M. Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2024.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



Owner Name & Property Address:

Roberts Smith and Denise Smith, Trustees
Smith Family Trust dated December 11, 2024
6715 Duquaine Court
Nashville, TN 37205

Responsible Party For Taxes:

Roberts Smith and Denise Smith, Trustees
Smith Family Trust dated December 11, 2024
6715 Duquaine Court
Nashville, TN 37205

Tax Map and Parcel: 115 09 0 058.00

Certificate of Authenticity

I, Trent Linville, 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 12-11-24.

Date

T Linville

Affiant Signature

12-11-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 11th day of December, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

