Karen Johnson Davidson County
Batch# 1218320 DEEDQC
12/19/2024 10:55:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241219-0098657

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Ann K. Smith 4533 Shys Hill Road Nashville, TN 37215-3915

Order Number: BACREF24755466

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Thomas A. Smith, divorced and not remarried, and Ann K. Smith, divorced and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Ann K. Smith, an unmarried person,** whose address is 4533 Shys Hill Road, Nashville, TN 37215-3915, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 66 on the Plan of Section I, Seven Hills, as of record in Book 2133, Page(s) 81 and 82, as amended in Book 8710, Page 795, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 131-11-0-005
Street address of property: 4533 Shys Hill Road, Nashville, TN 37215

Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 200408030093120, in the Register's Office, Davidson County, Tennessee.

Signed this 22nd day of November, 2024

Signature of Grantors (1 of 2):

Thomas A. Smith

STATE OF Tennessee, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 22nd day of November, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Thomas A. Smith, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal o the day and year last aforesaid.

Notary Public

ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

County Parcel Number: 131-11-0-005
Street address of property: 4533 Shys Hill Road, Nashville, TN 37215

Oath of Consideration

I or we, THOMAS A SMITH, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $_____.

Signed this 22 day of NOVEMBER, 2024.

Signatures of Affiant(s):

Thomas A. Smith

Sworn and subscribed before me this 22nd day of November, 2024

Ashley Williams
Notary Public

ASHLEY WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

202412190098657

Signed this 13th day of December, 20 24

Signature of Grantors (2 of 2):

Ann K. Smith

Ann K. Smith

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 13 day of December, 20 24, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ann K. Smith, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/05/2028
WILSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 131-11-0-005
Street address of property: 4533 Shys Hill Road, Nashville, TN 37215

Oath of Consideration

I or we, Ann K Smith, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 13 day of March, 2024

Signatures of Affiant(s):

Ann K Smith

Sworn and subscribed before me this 13 day of March, 2024.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/05/2028
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 November 22, 2024 (date of document).

Cheri Hackethal
Affiant Signature

November 22, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 22nd day of November, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097