37355-5
Box 14

Karen Johnson
Batch # 1234178
02/04/2025 04 02 23 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250204-0008562

Quitclaim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 3rd day of February, 2025

Notary Public

My commission expires: 7/17/2027

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204-3126

Address New Owner(s) as follows:	Send Tax Bills To:	Map and Parcel Numbers:
Margaret Alicia Cooke Smyser 196 Chilton St. Nashville, Tennessee 37211	New Owner	133-02-0-299.00 133-02-0-300.00 133-02-0-301.00

For and in consideration of the sum of One ($1.00) Dollar paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jay D. Harris and Louise H. Harris, as Co-Trustees of the Emily A. Hinkebein Living Trust dated August 23, 1983, as amended on June 15, 1992** ("**Grantor**"), do hereby transfer and quitclaim unto **Maragaret Alicia Cooke Smyser** ("**Grantee**"), her successors, heirs, and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Map and Parcel 133-02-0-299.00 and 133-02-0-300.00

Land in Davidson County, Tennessee, being Lots No. 12 and 13 on the Plan of Subdivision of part of Lot No. 50 and all of Lots 51 and 52 in Nolen Heights, as of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee.

Said Lots No. 12 and 13 front 50 feet each on the southerly side of Chilton Street and run back between parallel lines 160 feet to an alley, Lot No. 12 running back with the easterly margin of Waller Avenue.

Being the same property conveyed to Alicia Cooke Smyser and Emily A. Hinkebein by Quitclaim Deed dated March 5, 1999, and recorded in Book 11671, Page 815 in the Register's Office for Davidson County, Tennessee. Said Emily A. Hinkebein having died testate on November 19, 2006, leaving a Last Will and Testament which has been admitted to probate in the District/Probate Court for Jefferson County Kentucky in Case Number 06P04619. A certified copy of the said Will appears of record as Instrument Number 20250204-0008559, Register's Office for Davidson County, Tennessee. Pursuant to said Will the property was devised to the Emily A. Hinkebein Living Trust dated August 23, 1983, as amended on June 15, 1992. See Affidavit recorded as Instrument Number 20250204-0008560 and Certification of Trust recorded as Instrument Number 20250204-0008561 said Register's Office.

Map and Parcel 133-02-0-301.00

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Subdivision of part of Lot No. 50 and all of Lots 51 and 52, Nolen Heights as of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts fifty (50) feet on the south side of Chilton Street and runs back between parallel lines, one hundred and sixty (160) feet to an alley.

Being the same property conveyed to Alicia Cooke Smyser and Emily A. Hinkebein by Quitclaim Deed dated June 5, 2004, and recorded as Instrument Number 20050307-0024533 in the Register's Office for Davidson County, Tennessee. The said Emily A. Hinkebein died November 19, 2006, and her interest in the property was devised to the within named Grantor as provided above in the derivation clause for Parcels 299 and 300 on Tax Map 133-02.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that the Emily A. Hinkebein Living Trust dated August 23, 1983, as amended on June 15, 1992, may have in the above-described parcels to Margaret Alicia Cooke Smyser.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

[Signatures appear on the following page.]

Signature Page for Quitclaim Deed

Jay D. Harris, Co-Trustee of the Emily A. Hinkebein Living Trust

Louise H. Harris, Co-Trustee of the Emily A. Hinkebein Living Trust

State of Kentucky
County of Jefferson

Subscribed and sworn to before me this 27 day of January, 2025.

STEPHENIE D WARDRIP NOTARY PUBLIC Comm Number KYNP63233 My Comm Exp Dec 12, 2026 COMMONWEALTH OF KENTUCKY

Notary Public
My commission expires: 12/12/2026

State of Kentucky
County of Jefferson

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Jay D. Harris** and **Louise H. Harris**, with whom I am personally acquainted (or whose identities were proven to me with satisfactory evidence) and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Louisville, Kentucky this 27 day of January, 2025.

STEPHENIE D WARDRIP NOTARY PUBLIC Comm Number KYNP63233 My Comm Exp Dec 12 2026 COMMONWEALTH OF KENTUCKY

Notary Public
My Commission Expires: 12/12/2026