Karen Johnson Davidson County
Batch # 1242675 DEEDQC
03/04/2025 08 15 42 AM 4 pgs
Fees $22 00 Taxes $0 00
20250304-0015847

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNERS·
Dewayne and Monica Smith, Trustees of the Dewayne Smith and Monica Smith Revocable Living Trust
2003 Alan John Way
Lebanon, TN 37087

SEND TAX BILLS TO:
Same

MAP/PARCCEL NO.
Map: 10816004300

FOR AND IN CONSIDERATION of the sum of Zero and No/Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Monica B Smith, a married woman, (hereinafter referred to as "Grantor") does hereby assign, transfer, convey, and quitclaim to the Trustees of the Dewayne Smith and Monica Smith Revocable Living Trust (hereinafter referred to as "Grantee"), an undivided fee simple interest in all rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 A Zone Lot Division, Lots 22 and 23, Lakeview Hills, Section 2, Plat Book 5800, Page 391, Register's Office for Davidson County, Tennessee, for which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gilbert Lee Smith, by deed from Lisa A. Floyd, of record in Instrument No. 20080207-0012807, dated January 2, 2008, Register's Office for said County.

Being the same property conveyed to Monica B. Smith, a married woman, by Gilbert Lee Smith, by Warranty Deed dated January 7, 2019 of record in Instrument No: 20190107-0001620, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 391, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6256, Page 28, Register's Office for said County.

The Grantee shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

This improved property is known as 1312 Priest Woods Court, Nashville, Tennessee 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLEY FROM INFROMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCRUATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

MONICA SMITH, Grantor

DEWAYNE SMITH,
Trustee of the Dewayne Smith and Monica Smith Revocable Living Trust

MONICA SMITH,
Trustee of the Dewayne Smith and Monica Smith Revocable Living Trust

STATE OF TENNESSEE)
COUNT OF WILSON)

We hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration of this conveyance, per T.C.A. 67-4-409(a)(C)(vi) is $0.

MONICA SMITH, Grantor

STATE OF TENNESSEE)
COUNT OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monica Smith, Grantor, 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 and official seal this 25 day of February 2025

JULIA DENBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 11-08-2028

STATE OF TENNESSEE)
COUNT OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monica Smith and Dewayne Smith, Trustees of the Dewayne Smith and Monica Smith Revocable Living Trust, 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 and official seal this 25th day of February 2025.

JULIA DENBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 11-08-2028

I hereby swear or affirms that the actual consideration given for this transfer is $0.00

AFFIANT

Sworn to and subscribed to before me this 25 day of February 2025.

NOTARY PUBLIC

My Commission Expires: 11-08-2028

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON