Karen Johnson Davidson County
Batch # 1242675 DEEDQC
03/04/2025 08.15 42 AM 4 pgs
Fees $22 00 Taxes $0 00
20250304-0015848

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

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCCEL NO:
Dewayne and Monica Smith, Trustees of the Dewayne Smith and Monica Smith Revocable Living Trust 2003 Alan John Way Lebanon, TN 37087	Same	075 14 0 / 026.00

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, Dewayne Smith and Monica Smith (hereinafter referred to as "Grantors") do 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. 33, Section Four, Hermitage Estates as shown on plat of record in Book 3700, page 148, Register's Office for Davidson County Tennessee, to which said plat reference is hereby made for a more complete description of said Lot.

Being all the same property conveyed to Lewis B. Powell and wife Linda M. Powell by deed from John S. Hastings and wife Kathryn B. Hastings of record in Book 10385, page 580 said Register's Office. Lewis B. Powell being vested with sole title by Final Divorce Decree entered 03/18/1998, of record in Book 10979, page 296, said Register's Office.

The said Lewis B. Powell, a/k/a Lewis Bransford Powell, Jr. having since died, June 13, 2017, un-married, In-testate, in Davidson County, Tennessee, Probate Case #17P-2201, leaving his daughters, Dawn Denise Bowling and Dana Courtney Powell, as his sole heirs at law and beneficiaries as further reflected in the Petition for Administration filed in that Probate cause. The Estate of Lewis Bransford Powell, Jr. having been declared insolvent, and the herein described property having been

Ordered to be sold for the payment of debts and claims of the Estate, by Order of the Davidson County Probate Court Dated May 17, 2018, a Certified Copy of which is of record as Instrument #20150517-0047516, Register's Office for Davidson County, Tennessee.

Being the same properly conveyed to Dewayne Smith and wife, Monica Smith, by Dawn Denise Bowling, Administratrix for The Estate of Lewis Bransford Powell, Jr; Dawn Denise Bowling, Individually, and Dana Courtney Powell, Grantors, by Warranty Deed dated May 25, 2018 of record as Instrument No.: 20180525-0050246, Register's Office of Davidson County, Tennessee.

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 8148 Terry Lane, Hermitage, Tennessee 37138.

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.

DEWAYNE SMITH, Grantor

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

DEWAYNE 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 and Dewayne Smith, Grantors, 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

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 25th day of February 2025.

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028