Karen Johnson Davidson County
Batch# 1264409 DEEDQC
04/24/2025 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031499

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 14th day of April, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2025

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Bruce Alan Smith and Mary Cecelia Murray, Trustees 43 Ashington Lane Brentwood, TN 37027	SAME	160 11 0A 117.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bruce Alan Smith and wife, Mary Cecelia Murray**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Bruce Alan Smith and Mary Cecelia Murray, Trustees of the Mary Murray & Bruce Smith Living Trust, established by the Revocable Trust Agreement of Bruce Alan Smith and Mary Cecelia Murray dated April 14, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 14th day of April, 2025.

Bruce Alan Smith

Mary Cecelia Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Alan Smith and Mary Cecelia Murray, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of April, 2025.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 117, on the plan of Revised Plan of Hemmingwood, Phase 4, of record in Plat Book 6900, Page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bruce A. Smith and wife, Mary C. Murray by deed from Rosa L. Byrum, unmarried (formerly Rosa B. Coffman), of record in Book 9404, page 802, Register's Office for Davidson County, Tennessee.

Bruce Alan Smith and Bruce A. Smith are one and the same person. Mary Cecelia Murray and Mary C. Murray are one and the same person.

This conveyance is subject to an Easement for Storm Water Detention of record in Book 6728, page 673, Register's Office for Davidson County, Tennessee.

This is improved property known as 43 Ashington Lane, Brentwood, Tennessee 37207.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 4/14/25.

4/24/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of April, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

