Karen Johnson Davidson County
Batch# 965302 DEEDQC
01/27/2023 01:28:41 PM 13 pgs
Fees: $67.00 Taxes: $0.00

20230127-0006409

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Betty G. Smith
Affiant

Subscribed and sworn to before me, this 27th day of January, 2023.

Sharon F Muller
Notary Public

My commission expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Randolph Smith and Betty Fay Gabhart Smith, Co-Trustees of the James Randolph Smith and Betty Fay Gabhart Smith Community Property Trust 2735 Larmon Avenue Nashville, TN 37204	SAME	3405010500 3405010400 14803016000 14909007900 10513013300 7116010800 14814020700 14813010800 11808016900 11803001700 11811013200 14905006100 11704029900 8012005500 8012007200

9105023800
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16203030300
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14714018700
11807001900
11807001800
11807001700
11807001600
11710003100
170D D 00900 000
077G H 00100C 128

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JAMES RANDOLPH SMITH** (being one and the same person as **JAMES R. SMITH**) and **BETTY G. SMITH** (being one and the same person as **BETTY GABHART SMITH** and **BETTY FAY GABHART-SMITH**), husband and wife (collectively, the "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim, and give unto **JAMES RANDOLPH SMITH** and **BETTY FAY GABHART SMITH, CO-TRUSTEES OF THE JAMES RANDOLPH SMITH AND BETTY FAY GABHART SMITH COMMUNITY PROPERTY TRUST UNDER AGREEMENT DATED MAY 22, 2019** (collectively, the "Grantees"), effective as of the 27th day of January, 2023 (the "Effective Date"), all of Grantors' right, title, and interest in and to certain real property in Davidson County, Sumner County, and Cumberland County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hands effective as of the Effective Date.

GRANTORS:

James Randolph Smith

James Randolph Smith (being one and the same person as James R. Smith)

By: Betty G. Smith

Betty G. Smith, Attorney-in-Fact pursuant to General Durable Power of Attorney

Betty G. Smith

Betty G. Smith (being one and the same person as Betty Gabhart Smith and Betty Fay Gabhart-Smith)

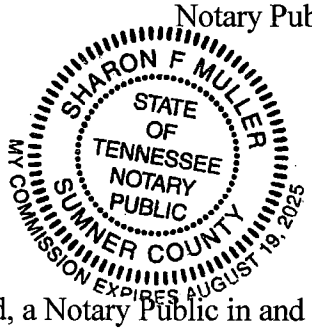
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY G. SMITH**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **JAMES RANDOLPH SMITH** (being one and the same person as **JAMES R. SMITH**), and that she executed the same as the free act and deed of the said **JAMES RANDOLPH SMITH** (being one and the same person as **JAMES R. SMITH**).

WITNESS my hand, at office, this 27th day of January, 2023.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY G. SMITH** (being one and the same person as **BETTY GABHART SMITH** and **BETTY FAY GABHART-SMITH**), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 2023.

Sharon F Muller
Notary Public

My Commission Expires: 8/19/2025

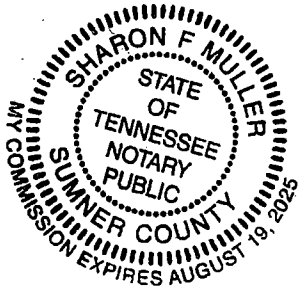


EXHIBIT A

PROPERTY DESCRIPTION

Tract I – 108 Alta Loma Road, Madison, TN 37115

LAND in Davidson County, Tennessee, being part of Lot No. 12 on the Map of the Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, Register's Office for said County and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor January 28, 1952, as follows:

BEGINNING at the intersection of the center lines of Crestview Drive and Alta Loma Drive; thence with the center line of Crestview Drive, northerly 400 feet to a point; thence easterly 270 feet to the corner of Lots 4 and 5; thence with the line between said lots, southerly 385.1 feet to the center line of Alta Loma Drive; thence with the center line of same, westerly 184.5 feet to the Point of Beginning. INCLUDED IN THIS DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS a tract of property described in Deed Book 4830, Page 357, said Register's Office (Tract II below)

Being part of the same property conveyed to James R. Smith and wife, Betty G. Smith, by deed from Charles R. McCoy and Susan B. McCoy of record in Book 5504, page 48, Register's Office for Davidson County, Tennessee.

Tract II – 110 Alta Loma Road, Madison, TN 37115

LAND in Davidson County, Tennessee, being a tract of land in the 10th Civil District of Davidson County, Tennessee, located on the north side of Alta Loma Drive, about 600 feet west of Gallatin Road, on the corner of Alta Loma Drive and Crestview Drive. Being part of Maurice E. Litton 2-acre tract, being Lots 5 and 6 of Lot 12 on the Map of the Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 28th, 1952.

BEGINNING at a point in the center of Alta Loma Drive, running South 64° East 75 feet; thence North 16°45' East 393 feet to the McHenry Property; thence North 63° West 100 feet (with McHenry Property) to the center of Crestview Drive; thence South 13° West 400 feet to the Point of Beginning; containing .78 acre, according to survey made by C.J. Carney, Surveyor, on November 8, 1961.

Being part of the same property conveyed to James R. Smith and wife, Betty G. Smith, by deed from Charles R. McCoy and Susan B. McCoy of record in Book 5504, page 48, Register's Office for Davidson County, Tennessee.

Tract III – 108 Antioch Court, Antioch, TN 37013

Land in Davidson County, Tennessee, being Lot No. 1020 on the Plan of Cherokee Hills, Section Ten, of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from Rhonda Millwood, unmarried, of record in Book 8444, page 708, Register's Office for Davidson County, Tennessee.

Tract IV – 100 Apollo Court East, Antioch, TN 37013

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Barclay Square, Section 1, as of record in Book 4460, page 141, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from Douglas D. French and wife, Paula Jean French, of record in Book 6330, page 694, Register's Office for Davidson County, Tennessee.

Tract V – 1400 A Beechwood Avenue, Nashville, TN 37212

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Washer's Subdivision, as of record in Book 3106, page 87, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 50 feet on the north side of Beechwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to James Randolph Smith and spouse, Betty G. Smith, by deed from Gussie Bell and spouse, Raymond S. Bell, of record in Book 8823, page 731, Register's Office for Davidson County, Tennessee.

Tract VI – 908 Blue Ridge Drive, Nashville, TN 37207

LAND in Davidson County, Tennessee, being Lot 40 on the map to T. I. Ward's Resubdivision of certain lots in Williams & Hayes Company's Belleview Plan of record in Book 974, Page 48, Register's Office for said County.

SAID Lot No. 40 fronts 50 feet on the southerly margin of Blue Ridge Dr., formerly Peach Tree Street, and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Randolph Smith and spouse, Betty G. Smith, by deed from Margaret R. Hostettler, unmarried, of record in Book 10628, page 632, Register's Office for Davidson County, Tennessee.

Tract VII – 113 Colemont Drive, Antioch, TN 37013

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Haywood Forest Section Three Subdivision, of record in Book 5200, page 245., Register's Office for said County.

Said Lot No. 53 fronts 57.75 feet on the southeasterly margin of Colemont Drive and extends back 128.74 feet on the northeasterly line and 148.86 feet on the southwesterly line to a dead line in the rear, measuring 61.24 feet thereon.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from James L. Jackson and wife, Patricia M. Jackson, of record in Book 8139, page 681, Register's Office for Davidson County, Tennessee.

Tract VIII – 4905 Crosby Lane, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Fairlane Park, Section III of record in Book 2331, page 145 and 146, Register's Office for said County.

Said Lot No. 242 fronts 66 feet on the westerly margin of Crosby Lane and extends back between parallel lines 188 feet to a dead line in the rear.

Being the same property conveyed to James Randolph Smith by deed from Clyde Radford, unmarried, of record as Instrument Number 20040608-0067643, Register's Office for Davidson County, Tennessee.

Tract IX – 2507 Eugenia Avenue, Nashville, TN 37211

LAND in Davidson County, Tennessee, being Lot No. 30 on the plan of Grandview Heights, of record in Book 161, page 14 and 15, Register's Office for said County.

SAID Lot No. 30 fronts 50 feet on the westerly margin of Eugenia Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James Randolph Smith and spouse, Betty G. Smith, by deed from Louise Gatlin Hobbs, a single person, of record in Book 9569, page 26, Register's Office for Davidson County, Tennessee.

Tract X – 2691 Fessey Court, Nashville, TN 37204

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Fessey Court, of record in Book 1835, page 72, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James R. Smith by deed from Vashti T. Patterson, unmarried, of record in Book 11702, page 25, Register's Office for Davidson County, Tennessee.

Tract XI – 505 Heather Place, Nashville, TN 37204

LAND in Davidson County, Tennessee, being Lot No. 12 of Block J on the plan if Berry Hill Gardens Subdivision, of record in Book 1130, page 36, Register's Office for said County.

SAID Lot No. 12 fronts 79.4 feet on the southerly margin of Heather Place and runs back 123.8 feet between parallel lines to a dead line.

Being the same property conveyed to James Randolph Smith and spouse, Betty G. Smith, by deed from Adrina Lemmonds Cato, a single person, of record in Book 8981, page 434, Register's Office for Davidson County, Tennessee.

Tract XII – 4824 Jason Drive, Antioch, TN 37013

LAND in Davidson County, Tennessee, being Lot No. 170 on the Plat of Barclay Square, Section 3, of record in Plat Book 4675, page 154, said Register's Office.

Said Lot No. 170 fronts 84.29 feet on the northerly margin of Jason Drive and extends back 142.63 feet on the westerly line and 139.71 feet on the easterly line, which is a broken line (70.00' plus 69.71') to a dead line in the rear which measures 39.83 feet thereon.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from Michael Allen Regg and wife, Lillie Oleen Regg, of record in Book 6729, page 362, Register's Office for Davidson County, Tennessee.

Tract XIII – 1507 Kirkwood Avenue, Nashville, TN 37212

Land in Davidson County, Tennessee, being Lot No. 103 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 69.9 feet on the South side of Kirkwood Avenue, formerly Augusta Avenue, and runs back 126.0 feet on the East line and 125.6 feet on the West line, to an alley, measuring 69.9 feet on said alley.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from Kenneth Johnson and Elsie White Johnson of record in Book 7156, page 273, Register's Office for Davidson County, Tennessee.

Tract XIV – 3205 Mexico Drive, Antioch, TN 37218

Land in Davidson County, Tennessee, being Lot No. 130, on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, page 49, Register's Office for said County.

Said Lot No. 130 fronts 69.97 feet on the northwesterly side of Mexico Drive and extends back 126.15 feet on the northeasterly line an 89.95 feet on the southwesterly line to a dead line in the rear, measuring 57.51 feet thereon.

Being the same property conveyed to James Randolph Smith by deed from Crystal L. Gray, unmarried, of record as Instrument Number 20051229-0156341, Register's Office for Davidson County, Tennessee.

Tract XV – 3212 Mexico Drive, Antioch, TN 37218

Land in Davidson County, Tennessee, being Lot No. 57 on the Plat of Bordeaux Hill, Section 4, of record in Plat Book 3600, page 49, said Register's Office.

Said Lot 57 fronts 55.0 feet on the easterly margin of Mexico Drive and extends back 124.43 feet on the northerly line and 124.3 feet on the southerly line to a line on the rear which measures 55.0 feet.

Being the same property conveyed to James Randolph Smith by deed from Janette Harvell, unmarried, of record as Instrument Number 20060622-0074533, Register's Office for Davidson County, Tennessee.

Tract XVI – 6120 Nashua Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Mosswood Heights, Section II, as of record in Book 4175, page 155, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from Hak Sung Kang and wife, Yeon Ok Kang, of record in Book 6703, page 56, Register's Office for Davidson County, Tennessee.

Tract XVII – 4028 Navaho Trail, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 30, Plat of Apache Hills, Section 5, Part 2, as of record in Plat Book 5050, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 65.10 feet on the northeasterly margin of Navaho Trail and extends back between lines 117.0 feet on the northwesterly line and 129.13 feet on the southeasterly line to a line on the rear on which it measures 66.22 feet.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from Kenneth Howard Holland and wife, Lois Mae Holland, of record in Book 6393, page 143, Register's Office for Davidson County, Tennessee.

Tract XVIII – 2633 Old Matthews Road, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section Three, First Addition, Trinity Hills Village of record in Book 4460, page 32 Register's Office for said County.

Said Lot No. 106 fronts 50.0 feet on the easterly margin of Old Matthews Road and extends back 131.7 feet on the northerly line and 128.6 feet on the southerly line to a broken line in the rear, measuring 58.7 feet thereon.

Being the same property conveyed to James Randolph Smith by deed from Maura Nurse, unmarried, of record as Instrument Number 20060308-0027031, Register's Office for Davidson County, Tennessee.

Tract XIX – 112 Penny Brink Drive, Antioch, TN 37013

Land in Davidson County, Tennessee, being Lot No. 176, on the Plan of Antioch Park, Section 3, as of record in Book 4460, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from James E. Smallwood, Sr. et ux., Rosalie M. Smallwood, of record in Book 7453, page 187, Register's Office for Davidson County, Tennessee.

Tract XX – 609 Tuscarora Court, Antioch, TN 37013

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 151 on the Plan of Haywood Hills, Section III, of record in Book 4460, page 164 and 165, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from Mark Eugene Carroll and wife, Lynn S. Carroll, of record in Book 6757, page 761, Register's Office for Davidson County, Tennessee.

Tract XXI – 6217 Vosswood Drive, Nashville, TN 37205

Land in Davidson County, Tennessee, in the 8th Civil District, being Lot No. 172 on the Plan of West Meade Farms, Inc., Section "G" of record in Book 1835, page 115, Register's Office for said County.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from First American National Bank of Nashville, Trustee under the Will of Thompson P. McKissack, of record in Book 5206, page 780, Register's Office for Davidson County, Tennessee.

Tract XXII – 488 Westcrest Drive, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 6, McMurray Hills, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 75 feet along the northeasterly margin of Westcrest Drive thence back between lines measuring 228.4 feet, more or less, on the northwesterly boundary and 232.1 feet, more or less, on the southeasterly boundary, to a line following the contour of the center of a drain, said line measuring 75 feet, more or less.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from Hazel H. Helton, a widow, of record in Book 5892, page 691, Register's Office for Davidson County, Tennessee.

Tract XXIII – 2735 Larmon Avenue, Nashville, TN 37204

LAND in Davidson County, Tennessee, being Lot No. 59 on the plan of Berrywood, of record in Book 1835, page 24, Register's Office for said county.

SAID Lot No. 59 fronts 72 feet on the southerly margin of Larman Avenue and extends back 182 feet on the westerly line and 182.1 feet on the easterly line to a dead line in the rear, measuring 72 feet thereon.

Being the same property conveyed to James Randolph Smith, a married person, by deed from Nancy Hitt Parrish, a widow, of record in Book 9854, page 51, Register's Office for Davidson County, Tennessee.

Tract XXIV – 2733 Larmon Avenue, Nashville, TN 37204

LAND in Davidson County, Tennessee, being part of Lot No. 58 on the Plan of Berrywood of record in Book 1835, page 24, Register's Office for said County.

SAID Lot No. 58 fronts 72.0 feet on the southerly margin of Larmon Avenue and extends back 182.0 feet on the easterly line and 181.9 feet on the westerly line to a dead line in the rear, measuring 72.0 feet thereon.

INCLUDED in the above description, but expressly excluded therefrom is that certain portion of Lot 58 conveyed to the State of Tennessee by deed of record in Book 4401, page 268, said Register's Office described as follows:

BEING part of Lot No. 58 on the Plan of Berrywood as of record in Book 1835, page 24, Register's Office for Davidson County, described as follows:

BEGINNING at a point in the southerly margin of Larmon Avenue said point being the common corner of Lots Nos. 57 and 58 on said plan; thence with the southerly margin of Larmon Avenue eastwardly 26.0 feet to a point; thence south 46 degrees 50 minutes west 44.9 feet to the east boundary of said Lot 57; thence with said boundary northwardly 29.5 feet to the point of beginning and containing 384 square feet and being part of the same property vested in Russell O. Rollins, Sr. and wife, Georgia M. Rollins by deed from Anne L. Fuller and husband as of record in Book 3069, page 371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Randolph Smith, married, by deed from Betty Jean Rollins, unmarried, of record in Book 11504, page 545, Register's Office for Davidson County, Tennessee.

Tract XXV – 2731 Larmon Avenue, Nashville, TN 37204

Land in Davidson County, Tennessee, being Lot No. 57, as shown on the map entitled Plan of Berrywood, of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof conveyed to the State of Tennessee and described in the deed of record in Book 4372, page 899, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Smith and Betty G. Smith, husband and wife, by deed from Pinnacle Bank, a Tennessee state-chartered bank, Executor of the Estate of Margaret Jean Thomas, of record in Instrument Number 20200520-0052278, Register's Office for Davidson County, Tennessee.

Tract XXVI – 2729 Larmon Avenue, Nashville, TN 37204

Land in Davidson County, Tennessee, being Lot No. 56, as shown on the map entitled Plan of Berrywood, of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof conveyed to the State of Tennessee and described in the deed of record in Book 4364, page 192, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James R. Smith and Betty G. Smith, husband and wife, by deed from James Thomas Bolles III, Executor of the Estate of James Thomas Bolles, Jr., of record as Instrument Number 20200526-0054088, Register's Office for Davidson County, Tennessee.

Tract XXVII – 2425 Bear Road, Nashville, TN 37215

Land in Davidson County, Tennessee, being Lot No. 19 of Block 5 on the Plan of Woodmont Estates, of record in Book 974, page 29, Register's Office of said County.

Being the same property conveyed to James Randolph Smith and wife, Betty Fay Gabhart-Smith, by deed from Herbert C. Gabhart and wife, Helen A. Gabhart, of record in Book 7613, page 813, Register's Office for Davidson County, Tennessee.

Tract XXVIII – 118 McBratney Drive, Hendersonville, TN 37075

Being land in the 5th Civil District of Sumner County, Tennessee, being Lot No. 12 on the Plan of Panorama Harbor, Section No. 1, of record in Plat Book 1, page 278, Register's Office for said County.

Said Lot No. 12 fronts 90.0 feet on the northerly margin of McBratney Drive and extends back 218.9 feet on the easterly line and 215.4 feet on the westerly line to a dead line in the rear measuring 95.0 feet thereon.

Being the same property conveyed to James Randolph Smith and wife, Betty G. Smith, by deed from James M. Brown III and wife, Judith Ann Brown, of record in Deed Book 407, page 63, Register's Office for Sumner County, Tennessee.

Tract XXIX – 64 Lakeshore Circle, Unit #128, Crossville, TN 38558

A certain Condominium Apartment in Cumberland County, Tennessee, being Apartment No. 128 in Lakeshore Terrace Condominium Horizontal Property Regime, established by Declaration of Horizontal Property Regime, Master Deed and Bylaws recorded on May 31, 1973 in Deed Book 135, page 187, and in Note Book N, page 91, in the office of the Cumberland County, Tennessee, Register of Deeds, said land being platted as Lakeshore Terrace Condominium and recorded in Plat Book 5, page 80, in said office, less and except oil, gas and other minerals.

Being the same property conveyed to James Randolph Smith and wife, Betty Gabhart Smith, by deed from James Randolph Smith and Daniel O. Aleshire, Co-Trustees of the Helen Ashburn Gabhart Family Trust, of record in Book 1387, page 1580, Register's Office for Cumberland County, Tennessee.