Karen Johnson Davidson County
Batch# 1196622 DEEDQC
10/22/2024 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241022-0082102

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Thomas Allen Gilliam, Co-Trustee
Janice May Smith, Co-Trustee
Smith-Gilliam Family Living Trust
1212 Laurel Street #1802
Nashville, TN 37203

Send Tax Bills To:
same

Map/Parcel Number:
093 09 0C 209.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Thomas A. Gilliam and Janice M. Smith, Trustees of the Smith-Gilliam Family Living Trust dated June 23, 1998, as amended and restated December 17, 2013 (the "Grantor"), do hereby quitclaim, transfer and convey all right, title and interest in and to the following described property to Thomas Allen Gilliam and Janice May Smith, Co-Trustees, and their successors in trust, of the Smith-Gilliam Family Living Trust dated June 23, 1998, as amended and restated December 17, 2013, and as amended and restated on October 10, 2024, as a Tennessee tenants by the entirety trust pursuant to Tennessee Code Annotated §35-15-510 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1802 of Twelve Twelve, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve, of record in Instrument Number 20140718-0063781, as amended in Instrument No. 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights. and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Thomas A. Gilliam and Janice M. Smith, Trustees of The Smith-Gilliam Family Living Trust dated June 23, 1998 and amended and restated December 17, 2013, by Warranty Deed dated March 1, 2021, from Robert A. Carter and Bobbie Y. Carter, Trustees of The Robert A. Carter M.D., Inc. Profit Sharing Plan & Trust, of record in Instrument No. 20210305-0028976 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1212 Laurel Street Unit 1802, Nashville, Tennessee 37203.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust. **Pursuant to Tennessee Code Annotated §35-15-510, all property contributed to the Trust and proceeds from such property shall be deemed to be held as tenants by the entirety.**

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10th day of October, 2024.

GRANTOR:

SMITH-GILLIAM FAMILY LIVING TRUST

Thomas A. Gilliam, Trustee

Janice M. Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Thomas A. Gilliam, Grantor, who upon oath acknowledged that he is the Co-Trustee of the Smith-Gilliam Family Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Co-Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of October, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

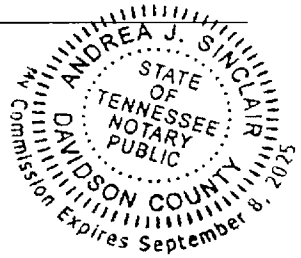
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Janice M. Smith, Grantor, who upon oath acknowledged that she is the Co-Trustee of the Smith-Gilliam Family Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Co-Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of October, 2024.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

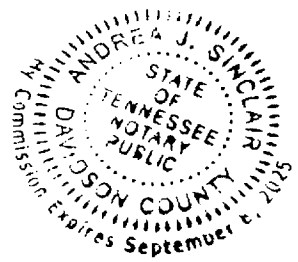
The actual consideration for this transfer is zero dollars ($0.00). This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Thomas A. Gilliam, Affiant

Subscribed and sworn to before me this 10th day of October, 2024.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025



CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 October 10, 2024.

Andrea J Sinclair

Andrea J. Sinclair

Oct. 22, 2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of October, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE