This Instrument prepared by: Eckman & Danovitz LLC
35th Floor, 210 Sixth Avenue
Pittsburgh, PA 15222

Karen Johnson Davidson County
Batch # 1215453 DEEDQC
12/12/2024 09 23 41 AM 4 pgs
Fees $22 00 Taxes $0 00
20241212-0096478

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Michael Smarto and Gretchen Smarto on this the 2nd day of Dec, 2024, for and in consideration of the sum of Zero and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Michael G. Smarto and Gretchen G. Smarto, Trustees of the Smarto Revocable Trust all right, title and interest in and to the following described real estate, to wit:

BEING Land in Davidson County, Tennessee, being Unit No. 123, together with the appurtenant interest in the common elements, of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 re-recorded in Instrument No. 20040212-0017074, and as amended in Instrument 20050404-0036415 and In Instrument No. 20050512-0053861, Register's Office Davidson County, Tennessee, said Unit being depicted on the Condominium Site attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Michael Smarto and Gretchen Smarto by Warranty deed from Katherine C. Whatley, married in Instrument No. 20220617-0069860 Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 17, 2022.

The subject property was not the marital residence of the Grantors. This conveyance is subject to:

- Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

- Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums of record In Instrument Number 20040209-0015685, and re-recorded in instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.

- Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.

- Sewer Easement in Book 3921, Page 507, Register's Office for Davidson County, Tennessee,

- Grant of Easement ln Instrument Number 20110930-0075711, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 2025 Woodmont Blvd. #123, Nashville, Tennessee 37215.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 2nd day of Dec, 2024.

Tracy V. Saunders

Michael Smarto Seal
MICHAEL SMARTO

Tracy V. Saunders

Gretchen Smarto Seal
GRETCHEN SMARTO

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this the 2ND day of December, 2024, before me a notary public, the undersigned officer, personally appeared Michael Smarto, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
Michael L. Danovitz, Notary Public
Allegheny County
My commission expires November 29, 2028
Commission number 1035151
Member, Pennsylvania Association of Notaries

Notary Public

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this the 2ND day of December, 2024, before me a notary public, the undersigned officer, personally appeared Gretchen Smarto, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Michael L. Danovitz, Notary Public
Allegheny County
My commission expires November 29, 2028
Commission number 1035151
Member, Pennsylvania Association of Notaries

The following information is not a part of this Deed:

Property Address:	2025 Woodmont Blvd., Unit No. 123 Nashville, Tennessee 37215
Owner's Name and Address:	Smarto Revocable Trust Michael G. Smarto, Trustee Gretchen G. Smarto, Trustee 1358 Royal Oak Drive Wexford, PA 15090
Parcel Number:	117 11 0J 123.00
Mail Tax Bills to:	Michael G. Smarto, Trustee Smarto Revocable Trust 1358 Royal Oak Drive Wexford, PA 15090