Karen Johnson Davidson County
Batch# 1230044 DEEDQC
01/24/2025 12:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250124-0005685

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Ross Graham Smith, Affiant

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Subscribed and sworn to before me this
17th day of January, 2025.

Notary Public
My Commission Expires: 7-6-26

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

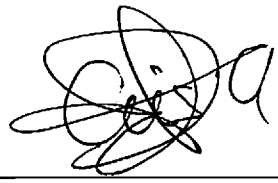
QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Ross G. Smith and Cristina Maillo Belda 2412 B 18th Avenue North Nashville, Tennessee 37208	Same	105 11 2G 002.00

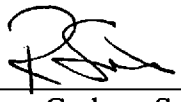
For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Cristina Maillo Belda** and **Ross Graham Smith**, as joint tenants with right of survivorship, the "**Grantors**", do hereby convey and quitclaim unto **Ross G. Smith and Cristina Maillo Belda**, as husband and wife, the "**Grantees**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 17th day of January, 2025.



Cristina Maillo Belda

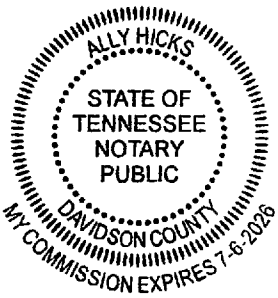


Ross Graham Smith

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ally Hicks, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Cristina Maillo Belda and Ross Graham Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 17th day of January, 2025.



Notary Public

My Commission Expires: 7-6-26

EXHIBIT A

LAND in Davidson County, Tennessee, being **Unit B** of "**Homes at 2154 Byrum Avenue**", a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2154 Byrum Avenue of record in Instrument Number 20180724-0072219, Register's Office for Davidson County, Tennessee. Reference is hereby made to plat attached as "Exhibit B" to said Declaration for a more complete description.

Being the same property conveyed to Cristina Maillo Belda and Ross Graham Smith, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from George Christian Spencer III dba WWS Management, a sole proprietorship, of record in Instrument No. 20191218-0130576, dated December 9, 2019, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 2154 B Byrum Ave., Nashville, TN 37203.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 January 17, 2025 (date of document).

Affiant Signature

1-22-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

