This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
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Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1234177 DEEDQC
02/04/2025 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250204-0008558

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Windsong Trust **5026 Franklin Pike** **Nashville, TN 37220**	**146-10-0-081.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GEOFFREY W. SMITH and MELISSA J. SMITH, HUSBAND AND WIFE** ("Grantors"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **WINDSONG TRUST U/T/A DATED JANUARY 28, 2025** ("Grantee"), its successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat, Lots 5, 6 & 20, Ragland Estates, of record in Plat at Instrument No. 20130816-0086303, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by deed to GEOFFREY W. SMITH and MELISSA J. SMITH, HUSBAND AND WIFE from HAZEL DEVELOPMENT, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220124-0008494 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5026 Franklin Pike, Oak Hill, Tennessee 37220.

And Grantors do covenant with said Grantee, said property is free from any lien or encumbrance whatsoever with the following exceptions:

1. All matters on the Plan of record in Plat Book 2663, page 104, and in Instrument No. 201301816-0086303 Register's Office for Davidson County, Tennessee.

2. Right-of-way easement as contained in Book 2928, page 256, Register's Office for Davidson County, Tennessee.

3. Public Utilities easement as contained in Book 3316, page 281, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, and Restrictions of record in Book 2663, page 104 and Book 2860, page 280, Register's Office for Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 28 day of January, 2025.

GRANTORS:

GEOFFREY W. SMITH

MELISSA J. SMITH

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared GEOFFREY W. SMITH and MELISSA J. SMITH, HUSBAND AND WIFE, 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 that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of January, 2025.

Notary Public

My Commission Expires: 5/23/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 28th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 5/23/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

DOCID: DOCPROPERTY DOCXDOCID DMS=IManage Format=<<LIB>> <<NUM>>.<<VER>>

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 28, 2025 (date of document).

Affiant Signature

1-30-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of January, 2025.

Notary's Signature

My Commission Expires: 11-2-26

