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

Karen Johnson Davidson County
Batch# 1239403 DEEDQC
02/21/2025 07:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250221-0012668

QUITCLAIM DEED

Address New Owners:
c/o Elise Steiner Small, Co-Trustee
Stephen C. Small and Elise Steiner Small
Tennessee Community Property Trust
307 Cornwall Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Number:
Map 116-10/
Parcel 106

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Elise S. Small (the "Grantor"), does hereby quitclaim, transfer and convey all his/her right, title and interest in and to the following described property to Stephen C. Small and Elise Steiner Small, Co-Trustees, and their successors in trust, of the Stephen C. Small and Elise Steiner Small Tennessee Community Property Trust dated May 13, 2024 (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:

> Land in the 23rd Councilmanic District of Davidson County, Tennessee, being the Lot shown on the Plat Consolidation of Lot Nos. 4 and 16 of Bransford Realty Company's Berkley Hills Subdivision of record as Instrument No. 20160817-0085621 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Elise S. Small by Quitclaim Deed from Elise S. Small, Trustee of the Elise L. Steiner Qualified Personal Residence Trust Number 1, of record in Instrument Number 20040930-0117570; Quitclaim Deed from Elise S. Small, Trustee of the Elise L. Steiner Qualified Personal Residence Trust Number 2, of record in Instrument Number 20040930-0117571; Quitclaim Deed from Elise S. Small, Trustee of the Elise L. Steiner Qualified Personal Residence Trust Number 3, of record in Instrument Number 20040930-0117572; Quitclaim Deed from Elise S. Small, Trustee of the Elise L. Steiner Qualified Personal Residence Trust Number 4, of record in Instrument Number 20040930-0117573 Register's Office, Davidson County, Tennessee.

This is improved property known as 307 Cornwall Avenue, Nashville, Davidson County, TN 37205.

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

The purpose of this conveyance is to vest title to the Property in the name of the Stephen C. Small and Elise Steiner Small Tennessee Community Property Trust dated May 13, 2024, a Tennessee Community Property Trust, as community property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 12th day of February, 2025.

Elise S. Small, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Elise S. Small, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12 day of February, 2025.

Notary Public

My Commission Expires: 7/7/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Affiant

Subscribed and sworn to before me this 12 day of February, 2025.

Notary Public

My Commission Expires: 7/7/2025

CERTIFICATE OF AUTHENTICITY

I, Scott W. Fielding, 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 Feb 12th, 2025 (date of document).

Scott W. Fielding

2/13/2025

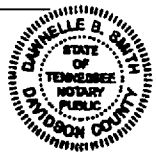
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of February, 2025.

Notary Public

My Commission Expires: _____



NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
March 3, 2026
STATE OF TENNESSEE

I, Jennifer Roberts, 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

February 12, 2025 (date of document).

Affiant Signature Date February 12, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

Notary's Seal (if on paper)

KIMBERLY ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026