This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1254861 DEEDQC
04/01/2025 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250401-0024719

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Geoffrey Wade Smith **5026 Franklin Pike** **Nashville, Tennessee 37220**	**105-11-3L-002.00**	**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, **CALLAHAN COTTON SMITH, a single woman, and GEOFFREY SMITH and MELISSA SMITH, husband and wife** (collectively "Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **CALLAHAN COTTON SMITH**, as to a thirty four and 1/10th percent (34.1%) tenant in common interest, her heirs, personal representatives, successors and assigns, and unto **GEOFFREY WADE SMITH**, as to a sixty five and 9/10th percent (65.9%) tenant in common interest, his heirs, personal representatives, successors and assigns (collectively "Grantees"), 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 Unit No. B, on the Plan of 531 Wedgewood Ave Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211018-0139706, 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 CALLAHAN COTTON SMITH, a single woman, and GEOFFREY SMITH and MELISSA SMITH, husband and wife, from TIMOTHY BLAKE COTHRAN, of record in Instrument No. 20230502-0032467 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 531 B Wedgewood Avenue, Nashville, Davidson County, Tennessee 37024.

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, Grantors have caused this instrument to be dated and effective this 28 day of January, 2025.

GRANTORS:

CALLAHAN COTTON SMITH

GEOFFREY SMITH

MELISSA SMITH

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CALLAHAN COTTON SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand effective as of the date first written above.

Notary Public

My Commission Expires: 3/8/28

QUINN BANNON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03-08-2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared GEOFFREY SMITH and MELISSA 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 effective as of the date first written above.

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,
effective as of the date first written above.

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/23/27

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 GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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.

Affiant Signature

1/28/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of January, 2025.

Notary's Signature

My Commission Expires: 9/7/2026

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY