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# 1272412 DEEDQC
05/13/2025 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250513-0037584

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1242 2nd Avenue S Trust 5026 Franklin Pike Nashville, Tennessee 37220	**105-03-0V-006.00**	**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 WADE SMITH, being one and the same person as GEOFFREY SMITH** ("Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **1242 2ND AVENUE S TRUST U/T/A DATED JANUARY 28, 2025** ("Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land Davidson County, Tennessee, being a forty one and 47/100ths percent (41.47%) tenant in common interest thereto, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 5 as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 2000326-0032878; as amended in Instrument Nos 20200902-0100030, 20201026-0123584, 20220526-0061183, and 20220606-0064558, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.
>
> Being the same property conveyed by deed to GEOFFREY WADE SMITH from RILEY P. SMITH, an unmarried man, and GEOFFREY SMITH, and MELISSA SMITH, husband and wife, of record in Instrument No. 20250401-0024720 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1242 2nd Avenue South, Unit 5, Nashville, Davidson County, Tennessee 37210.

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.

GRANTOR:

GEOFFREY 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 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 he 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

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/27/27

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

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 GRANTOR AND GRANTEE 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 (date of document).

Affiant Signature

5-13-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY