This Instrument Prepared By / After Recording Return To:
Lauren S Brown, Esq
KIZER, GAMMELTOFT & BROWN, P C
110 Cogdill Road
Knoxville, Tennessee 37922
(865) 692-8777

Karen Johnson Davidson County
Batch # 1280682 DEEDWARR
06/03/2025 08 30 15 AM 4 pgs
Fees $22 00 Taxes $0 00
20250603-0043332

Identification Map 116-2-B, Parcel 080 00

Source of Grantor's interest in real property herein described Instrument No 20100713-0054817 in the Office of the Register of Deeds for Davidson County, Tennessee

WARRANTY DEED

THIS INDENTURE, made this 20th day of May, 2025, between:

CYNTHIA PARROTT SMITH, of Davidson County, Tennessee, Grantor, and

CYNTHIA PARROTT SMITH, TRUSTEE of the CYNTHIA PARROTT SMITH 2021 TRUST dated June 16, 2021, with full power to sell, convey, encumber, or mortgage without joinder of beneficiary and without purchaser looking to the application of the proceeds, Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to her in hand paid by the said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell, and convey unto the said Grantee, all of her interest, being a fifty percent (50%) interest, in and to the following described premises and land, to-wit:

See Exhibit A Attached Hereto And By This Reference Incorporated Herein

THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED TO THE PREPARER.

This property is subject to all applicable easements, permissive use agreements, and restrictions of record in the Register's Office for Davidson County, Tennessee. Also conveyed are all rights in easements and permissive use agreements of record.

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Grantee, its successors and assigns forever.

And the said Grantor for herself and for her heirs, executors, and administrators, does hereby covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee-simple of the premises and land above conveyed, and has full power, authority, and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and that she will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written

Cynthia Parrott Smith
CYNTHIA PARROTT SMITH

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public, CYNTHIA PARROTT SMITH, 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, at office, this 20th day of May, 2025.

LAUREN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public
My Commission Expires: 4/7/2026

AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to *Tenn Code Ann* §67-4-409(a)(1)(C)(vi), and no oath of value shall be required.

Cynthia Parrott Smith
CYNTHIA PARROTT SMITH, Trustee of the
CYNTHIA PARROTT SMITH 2021 TRUST

Sworn to and subscribed before me this 20th day of May, 2025.

Notary Public
My Commission Expires 4/7/2026

LAUREN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

OWNER AND TAXPAYER'S ADDRESS:

Cynthia Parrott Smith, Trustee &
John Charles Stephen Smith
544 Close Lane
Nashville, TN 37205

EXHIBIT A

Land in Davidson County, Tennessee, being Lot number 98 on the Plan of Caldwell Close in Hill Place, as of record in Book 9700, page 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

BEING a fifty percent (50%) interest in the same property conveyed to JOHN CHARLES STEPHEN SMITH and CYNTHIA PARROTT SMITH, Tenants In Common, by Warranty Deed dated July 9, 2010, and of record in Instrument No. 20100713-0054817 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.