Karen Johnson Davidson County
Batch# 1283659 DEEDQC
06/10/2025 08:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250610-0045388

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 4th day of June, 2025. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

DANIEL WIDBOOM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 4th day of June, 2025, among:

CARL ARTHUR SMITH AND WIFE, BEVERLY JEAN SMITH,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CARL ARTHUR SMITH, JR., TRUSTEE OF THE SMITH IRREVOCABLE TRUST, DATED JUNE 4, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

BEING Lot No. 488 on the Plan of Section 7, Sunset View, of record in Book 2900, page 109, Register's Office for Davidson County, Tennessee. BEGINNING at a point in the westerly margin of Cabin Hill Road at the corner of Lots 487 and 488; thence with the line between said lots southwesterly 225 feet to a point; thence southeasterly 125 feet to the northerly margin of Fairbrook Drive; thence with the margin of the same, northeasterly 205 feet to the beginning of a curve; thence around said curve, northerly 31.42 feet to the westerly margin of Cabin Hill Road; thence with the margin of the same northwesterly 105 feet to the point of beginning.

Being the same property conveyed to Carl Arthur Smith and wife, Beverly Jean Smith, by Installment Deed from Bob Beckham and wife, Shirley W. Beckham, dated June 21, 1988, and recorded June 21, 1988, in Book 7579, pages 207-209, Reference No. 00007579-0000207, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 2235 Cabin Hill Road, Nashville, TN 37214.

THIS DEED has been prepared solely upon information furnished by **Carl Arthur Smith and Beverly Jean Smith.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

CARL ARTHUR SMITH

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Carl Arthur Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

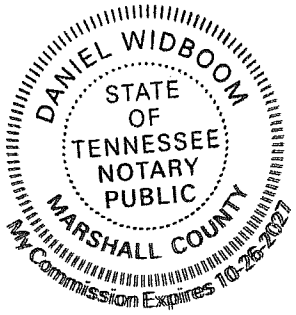
Beverly Jean Smith
BEVERLY JEAN SMITH

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Beverly Jean Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



Owner Name & Property Address:

Carl Arthur Smith, Jr., Trustee
Smith Irrevocable Trust, dated June 4, 2025
2235 Cabin Hill Road
Nashville, TN 37214

Responsible Party For Taxes:

Carl Arthur Smith, Jr., Trustee
Smith Irrevocable Trust, dated June 4, 2025
2235 Cabin Hill Road
Nashville, TN 37214

Tax Map and Parcel: 073 07 0 045.00

Certificate of Authenticity

I, Trent Linville, 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 6-4-25.

Date

T Linville

Affiant Signature

6-4-25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 4th day of June, 20 25.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

