Karen Johnson Davidson County
Batch# 1289106 DEEDQC
06/24/2025 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250624-0049485

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Dennis R. Smalling, Jr. and Susann G. Smalling, Co-Trustees of The Smalling Revocable Living Trust dated June 23, 2025	SAME	095 12 0 023.00
519 Idlewood Court		
Mt. Juliet, TN 37122		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **SUSANN SMALLING**, do hereby convey to **DENNIS R. SMALLING, JR. and SUSANN G. SMALLING, Co-Trustees of THE SMALLING REVOCABLE LIVING TRUST dated June 23, 2025**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 77 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County. Said Lot No. 77 fronts 90.00 feet on the north side of Woodberry Drive and runs back between lines, measuring 187.9 feet on the east line and 190.5 feet on the west line, to the rear line, which is a broken line, measuring 65.3 feet thereon.

Being the same property conveyed to Susann Smalling by the Last Will and Testament of Elizabeth O. Garton, Davidson County Probate Case No. 19P2257, and Affidavit of Inheritance dated June 29, 2022, of record in Book 7300, Page 831, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Elizabeth O. Garton and Elizabeth Odell Garton are one and the same person.

Susann Smalling and Susann G. Smalling are one and the same person.

This is improved property known as 2540 Woodberry Drive, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 23rd day of June, 2025.

SUSANN SMALLING

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSANN SMALLING**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained in his capacity as Trustee of said Trust.

WITNESS my hand, at office in Brentwood, Tennessee, on this the 23rd day of June, 2025.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
23rd day of June, 2025.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 June 23, 2025.

June 23, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of June, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026