This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1289147 DEEDQC
06/24/2025 09:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250624-0049530

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JAMES M. ADCOX III, Trustee 4728 BENTON SMITH TRUST Dated June 13, 2025 4728 Benton Smith Road Nashville, TN 37215	CapStar Bank 2002 Richard Jones Rd. Nashville, TN 37215	131-14-0-079.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this June 13, 2025.

Notary Public
My Commission Expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, DAVID QUESSENBERRY, JR, who is one and the same as DAVID LEE QUESSENBERRY, and MEAGAN QUESSENBERRY, who is one and the same as MAEGAN SHIRLEY QUESSENBERRY, husband and wife, hereinafter called Grantor, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto JAMES M. ADCOX III, Trustee of the 4728 BENTON SMITH TRUST, dated June 13, 2025, all of its right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on June 13, 2025.

BY: _____
DAVID QUESSENBERRY, JR

BY: _____
MEAGAN QUESSENBERRY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID QUESSENBERRY, JR and MEAGAN QUESSENBERRY, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 13th day of June 2025.

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB 12, 2029

_____
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Being Lot No. 344 on the Plan of Seven Hills, Section 8, of record in Plat Book 3300, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 344 fronts 109.1 feet on the southerly margin of Benton Smith Road and extends back 257.0 feet on the westerly line and 250.0 feet on the easterly line to a deed line in the rear, measuring 159.3 feet thereon.

Being the same property conveyed to DAVID QUESSENBERRY, JR and MEAGAN QUESSENBERRY, husband and wife, by Warranty Deed of record from PAOLO GUAZZINI and JESSICA GUAZZINI, husband and wife, in Instrument #20220718-0081915, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 14, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 4728 Benton Smith Road, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 13, 2025 (date of document).

Signature

6/13/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13 day of June 2025.

Notary Public
My Commission expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029