Karen Johnson Davidson County
Batch# 1298594 DEEDQC
07/18/2025 08:43:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250718-0056664

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2025. Notary Public My commission expires: 8/19/2025

SHARON F MILLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
William T. Smith 2425 Bear Road Nashville, TN 37215	SAME	11710003100

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **BETTY FAY GABHART SMITH, MATTHEW CONWAY SMITH,** and **WILLIAM TIMOTHY SMITH, CO-TRUSTEES OF THE JAMES RANDOLPH SMITH AND BETTY FAY GABHART SMITH COMMUNITY PROPERTY TRUST UNDER AGREEMENT DATED MAY 22, 2019** (collectively, the

"Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim, and give unto **WILLIAM T. SMITH** (the "Grantee"), effective as of the 18th day of July, 2025 (the "Effective Date"), all of Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature pages to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Betty Fay Gabhart Smith, Co-Trustee of the James Randolph Smith and Betty Fay Gabhart Smith Community Property Trust Under Agreement Dated May 22, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY FAY GABHART SMITH, CO-TRUSTEE OF THE JAMES RANDOLPH SMITH AND BETTY FAY GABHART SMITH COMMUNITY PROPERTY TRUST UNDER AGREEMENT DATED MAY 22, 2019**, with whom I am personally acquainted (or proved 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 17TH day of JULY, 2025.

Notary Public

My Commission Expires: 01-22-2029

CYNTHIA LARA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2029

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Matthew Conway Smith, Co-Trustee of the James Randolph Smith and Betty Fay Gabhart Smith Community Property Trust Under Agreement Dated May 22, 2019

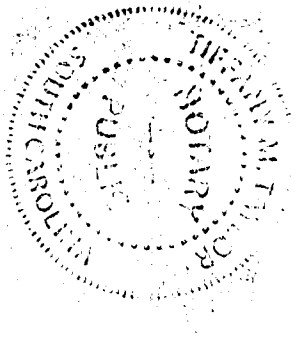
STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW CONWAY SMITH, CO-TRUSTEE OF THE JAMES RANDOLPH SMITH AND BETTY FAY GABHART SMITH COMMUNITY PROPERTY TRUST UNDER AGREEMENT DATED MAY 22, 2019**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2025.

Notary Public

My Commission Expires: 8/8/28



WITNESS my hand effective as of the Effective Date.

GRANTOR:

William Timothy Smith, Co-Trustee of the James Randolph Smith and Betty Fay Gabhart Smith Community Property Trust Under Agreement Dated May 22, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM TIMOTHY SMITH, CO-TRUSTEE OF THE JAMES RANDOLPH SMITH AND BETTY FAY GABHART SMITH COMMUNITY PROPERTY TRUST UNDER AGREEMENT DATED MAY 22, 2019**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 2025.

Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 19 of Block 5 on the Plan of Woodmont Estates, of record in Book 974, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Randolph Smith and Betty Fay Gabhart Smith, Co-Trustees of the James Randolph Smith and Betty Fay Gabhart Smith Community Property Trust Under Agreement Dated May 22, 2019, by deed of record as Instrument No. 20230127-0006409, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, 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 July 18, 2025.

Affiant Signature

Date: July 18, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of July, 2025.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

