Karen Johnson Davidson County
Batch# 1306179 DEEDQC
08/05/2025 01:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250805-0062161

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Cora Ann Smith
3678 Richbriar Circle
Nashville, TN 37211

Send Tax Bills To
Same

Map-Parcel No.
147 04 0 123.00

Quitclaim Deed by Trustee

Grantor: Cora A. Smith, Trustee of the Richard G. Smith and Cora A. Smith Revocable Living Trust, dated July 31, 1996
Grantee: Cora Ann Smith

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Hillbrook, Section V, as of record in Book 3700, Page 73, Register's Office for said County.

Said Lot fronts 87.08 feet on the easterly side of Richbriar Circle and extends back 106.7 feet on the northerly line and 147.8 feet on the southerly line, to a dead line, measuring 84.9 feet thereon.

Being the same property conveyed to Richard G. Smith and Cora A. Smith Revocable Living Trust, by deed from Richard G. Smith and wife, Cora A. Smith, of record in Record Instrument Number 00010235-0000340, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3678 Richbriar Circle, Nashville, TN 37211.

Richard G. Smith and Cora A. Smith were married in Nashville, Tennessee, on August 10, 1956. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Richard G. Smith in Nashville, Tennessee, on September 10, 2011; and Cora A Smith conveys as surviving tenant by the entirety.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Cora A. Smith, Trustee
Grantor

State of Tennessee
County of Davidson

On August 5, 2025, before me personally appeared Cora A. Smith, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the Trustee under the Richard G. Smith and Cora A. Smith Revocable Living Trust, dated July 31, 1996, for the purpose therein contained, by signing her name as Trustee.

Debra Y King

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Cora Ann Smith, Grantee

Sworn to and subscribed before me on August 5, 2025.

Debra Y King

Notary Public
My commission expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 August 5, 2025.

Hope Campbell

Signature

Date 8/5/25

State of Tennessee
County of Sumner

Sworn to and subscribed before me on August 5, 2025.

Debra Y King

Notary's Signature
My Commission Expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER