Karen Johnson Davidson County
Batch# 1309575 DEEDQC
08/13/2025 11:38:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250813-0064482

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	**Send Tax Bills To**	**Map-Parcel No.**
Michael Grafton Smith, Trustee 2308 Ridgeland Drive Nashville, TN 37214	Same	147 04 0 123.00

Quitclaim Deed to Trustee

Grantor: Cora Ann Smith
Grantee: Michael Grafton Smith, Trustee of the Irrevocable Trust of Cora Ann Smith, dated June 25, 2025.

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 Cora Ann Smith by deed from Cora A. Smith, Trustee of the Richard G. Smith and Cora A. Smith Revocable Living Trust, dated July 31, 1996, of record in Instrument Number 20250805-0062161, Register's Office for Davidson County, Tennessee.

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

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 Ann Smith, Grantor

State of Tennessee
County of Davidson

On August 5, 2025, personally appeared before me, Cora Ann 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 that she executed it as her free act and deed.

Notary Public
My commission expires: 04-22-2026

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

* *

State of Tennessee
County of Sumner

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

Michael Grafton Smith, Trustee
Grantee

Sworn to and subscribed before me on August 4, 2025.

Notary Public
My commission expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

* *

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 8/5, 2025.

Signature

8/5/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on 8/5, 2025.

Notary's Signature
My Commission Expires: 04.22.2026

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