Karen Johnson
Batch # 1311162
08/18/2025 08 56 24 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250818-0065488

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS·

John Lee Smith, Jr. & Carol V. Smith, Co-Trustees
Smith Tennessee Community Property Trust
7636 Mint Leaf Drive
Nashville, TN 37211

SEND TAX BILLS TO

same as new owner

MAP & PARCEL ID

181 01 OB 111.00

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-)

JOHN LEE SMITH, JR.,)
Affiant

Subscribed and sworn to before me)
this 13 day of August, 2025.)

NOTARY PUBLIC)
My Commission Expires March 9, 2027)

ELIZABETH L ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, JOHN LEE SMITH and CAROL V. SMITH, Husband and Wife, "Grantor," by these presents, does hereby quitclaim and convey unto JOHN LEE SMITH, JR. AND CAROL V. SMITH, AS CO-TRUSTEES OF THE SMITH TENNESSEE COMMUNITY PROPERTY TRUST, dated August 13, 2025, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee Being Lot No. 137, on the Plan of Phase One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20050105-0001853, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John Lee Smith and Carol V. Smith, Husband and Wife, by deed from Yazdian Construction, Inc., a Tennessee

Corporation of record in Instrument Number 20050901-0105110, Register's Office for Davidson County, Tennessee.

This is improved property known as 7636 Mint Leaf Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of August, 2025.

JOHN LEE SMITH

Carol V Smith
CAROL V. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN LEE SMITH and CAROL V. SMITH with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 13 day of August, 2025.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

