Karen Johnson Davidson County
Batch # 1311355 DEEDQC
08/18/2025 01:20:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250818-0065719

This Instrument Prepared
by Grantor:
Scott Royal Smith, Trustee of the 1209
Reelfoot Circle Trust
3217 Living Coral Drive
Odessa, FL 33556

Transfer Tax: $ Ø

QUITCLAIM DEED

Property known as: 1209 Reelfoot Circle, Nashville, Tennessee 37214
Parcel Number: 10812013000

WITNESSETH: For no consideration, and in order to change the form of holding title only, **Scott Royal Smith, Trustee of the 1209 Reelfoot Circle Trust** (hereinafter referred to as Grantor), whose mailing address is 3217 Living Coral Drive, Odessa, FL 33556, does now hereby remise, release and forever **QUITCLAIM** any and all interest she may have in said real property, described below situated in the County of Davidson, in the State of Tennessee **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

THOMAS MICHAEL MORRISSEY, AS TRUSTEE
OR THE SUCCESSOR TRUSTEES UNDER
REELFOOT HOLDINGS TRUST,
DATED June 19th **, 20** 25
(hereinafter referred to as Grantee) whose mailing address is
1321 Upland Dr, Suite 20380, Houston, TX 77043

following described real estate in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section Two, Reelfoot of record in Plat Book 5200, Page 727, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for amore complete description of the property.

Being the same property conveyed to Scott Royal Smith, Trustee of the 1209 Reelfoot Circle Trust, the Grantor herein, by Warranty Deed dated July 15,

2022 from Thomas M. Morrissey and Mary M. Morrissey, as Trustee of the Morrissey Family Trust Dated October 4, 2005, filed for record on July 28, 2022 as Instrument Number 20220728-0086251 in the Register's Office of Davidson County, Tennessee.

When the context requires, singular nouns and pronouns include the plural, and pronouns shall be construed according in their proper gender and number according to the context hereof.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

Property Owner & Address:	REELFOOT HOLDINGS TRUST 3217 Living Coral Drive Odessa, FL 33556
Parcel Number:	10812013000
Property Address:	1209 Reelfoot Circle Nashville, TN 37214
Mail Recorded Deed and Mail Tax Bills To:	REELFOOT HOLDINGS TRUST 1321 Upland Dr, Suite 20380 Houston, TX 77043

IN WITNESS WHEREOF, this Instrument is Executed.

7/26/25
Date

Scott Royal Smith, Trustee of the 1209 Reelfoot Circle Trust, Grantor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Pursuant to SB 1050 (Chapter 197, Statutes of 2014) Civil Code section 1189 has been amended to provide that any certificate of acknowledgment taken within the state of California shall be in the following form:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Texas)
) ss.:
County of Travis)

On 26 July, 2025 before me, Kathryn Jones, a notary public, personally appeared **Scott Royal Smith**, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND and OFFICIAL SEAL

Kathryn Jones
My Commission Expires
5/22/2027
Notary ID 134373364

(Seal)

~~Signature~~

Oath of Consideration

State of Texas)
) ss.:
County of Travis)

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 26 day of July, 2025.

Signature _____ (Seal)
~~Notary Public~~
My Commission Expires: 5/22/27

Kathryn Jones
My Commission Expires
5/22/2027
Notary ID 134373364