Karen Johnson Davidson County
Batch# 1313040 DEEDQC
08/21/2025 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250821-0066951

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Amy Witt Affiant Subscribed and sworn to before me, this 20th day of August, 2025. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Amy Witt Smith, Trustee 622 Estes Road Nashville, TN 37215	SAME	116-04-0B-006.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Amy Witt Smith**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Amy Witt Smith, Trustee of the Amy Witt Living Trust, established by the Revocable Trust Agreement of Amy Witt Smith dated August 20, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of August, 2025.

Amy Witt Smith

Amy Witt 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 Amy Witt Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of August, 2025.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4-B, together with the appurtenant interest in the common elements of Estes Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224, and Instrument No. 201112270101009, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to Master Deed in Book 6814, page 224, said Register's Office, and being located upon Lot No. 4 on the Plan of Estes Square, of record in Plat Book 6250, page 313, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy W. Smith by deed from Orlan E. Lorton, III and Jean P. Lorton, husband and wife, of record in Instrument No. 20230501-0031719 in the Register's Office for Davidson County, Tennessee.

Amy Witt and Amy Witt Smith and Amy W. Smith are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 116-04-0B-006.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 313, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instruments of record in Book 6623, page 555, said Register's Office.

Master Deed of record in Book 6623, page 559, amended in Book 6814, page 224 and Instrument No. 20111227-0101009, said Register's Office.

By-Laws of record in Book 6691, page 141 and Book 7420, page 430, said Register's Office.

Road Maintenance Declaration of record in Book 6483, page 951, said Register's Office.

This is improved property known as 622 Estes Road, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 August 20, 2025.

08/21/25
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

