Karen Johnson Batch # 1318156 09/04/2025 11 54 19 AM Fees $12 00 Taxes $0 00 20250904-0070733 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Gina S. Fox Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 2025 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gina Fox, Trustee of the Gina Fox Revocable Living Trust, and Sondra Jill Smith	**SAME**	**142 15 0 056.00**
(NAME) **627 Harpeth Bend Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Gina S. Fox,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Gina Fox, Trustee of THE GINA FOX REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE GINA FOX REVOCABLE LIVING TRUST, Dated August 12, 2025,** as amended from time to time, and to her successors in trust, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Lot No 15 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94.

Said Lot No 15 fronts 90 feet on the southerly side of Harpeth Bend Drive and runs back 176.4 feet on the easterly line and 174 Feet on the westerly line, to a dead line and measures 92 5 feet

Being the same property conveyed to Thurman Leo Smith, Jr. and wife, Ruby Katherine Smith, by deed from James C Brown and wife, Melba L. Brown of record in Book 4295, Page 958, Register's Office for Davidson County, Tennessee

Thurman Leo Smith, Jr. having died on October 03, 2009

Further being the same property conveyed to Sondra Jill Smith and Gina S. Fox, from Gina S Fox, Executor of the Estate of Ruby Katherine Smith (Date of Death February 3, 2025), by Executor's Quitclaim Deed dated May 7, 2025, of record in Instrument No 20250512-0036920, Register's Office for Davidson County, Tennessee

The previous conveyance included for reference.

Further, the said Sondra Jill Smith joins in this conveyance to reference her consent to the above transfer of the share of Gina S Fox

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

Unimproved ( )
This is improved (X) property, known as: **627 Harpeth Bend Drive, Nashville, TN 37221.**

Witness our hands, this the 4th day of September, 2025.

Gina S. Fox
Gina S. Fox

Sondra Jill Smith
Sondra Jill 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 **Gina S. Fox,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 4th day of September, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

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 **Sondra Jill Smith**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 4th day of September, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public