Karen Johnson Davidson County
Batch# 1328661 DEEDQC
10/01/2025 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078141

This Document Prepared By:
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The Life and Legacy Law Center PLLC
1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
(615) 257-1055

After Recording, Return and Mail Tax Statements To:
Robbie Irene Smith, Trustee
Mailing address
352 Dorr Drive, Goodlettsville, TN 37072

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robbie I. Smith
Affiant

Subscribed and sworn to me this 30th day of September, 2025

Notary Public: Rachel Christie

My Commission Expires : 08/1/2029

RACHEL CHRISTIE
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, ROBBIE I. SMITH, unmarried, the GRANTOR,

Whose mailing address is 352 Dorr Drive, Goodlettsville, TN 37072;

hereby conveys her interest and quitclaim to

ROBBIE IRENE SMITH, as Trustee of the ROBBIE I. SMITH TRUST, U/A dated: September 30, 2025, the GRANTEE,

Whose mailing address is 352 Dorr Drive, Goodlettsville, TN 37072;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Emerald Cove, a Planned Unit Development, a plat of which is of record in Plat Book 6900, Page 629-631, Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING THE SAME PREMISES conveyed to Grantor by: Warranty Deed from Carmen John Pico, Sr. and wife, Margaret A. Pico, dated October 31, 2001, filed November 2, 2001, of record Instrument# 20011102-0119877, in the Register's Office for Davidson County, Tennessee.

More commonly known as: 352 Dorr Drive, Goodlettsville, TN 37072.

Assessor's Parcel Number: Map 18-12-A

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: September 30, 2025

Robbie I. Smith

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Robbie I. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 30th day of September, 2025.

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Rachel Christie, Notary Public

My commission expires: August 1, 2029

The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 September 30th, 2025

Affiant Signature

9/30/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th, day of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/01/2029
Notary's Seal (if on paper)

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER