PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1329923 DEEDQC
10/03/2025 10:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251003-0079008

Address of New Owner:	Send Tax Bills to:	Map Parcel Number:
Anita Woodcock Schmid and Adam Tyree Finch III, Co-Trustees 4315 Beekman Drive Nashville, TN 37215	Anita Woodcock Schmid and Adam Tyree Finch III, Co-Trustees 4315 Beekman Drive Nashville, TN 37215	130 15 0 005.00

EXECUTORS' QUITCLAIM DEED

WHEREAS, William T. Finch acquired interest in the real property described herein by Warranty Deed dated May 30, 2014 from John M. Kelly and Yvonne Kelly to Anita W. Schmid and William T. Finch, recorded June 2, 2014 as Instrument Number 20140602-0046829 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, William T. Finch (the "Decedent") died on February 20, 2024, leaving a Last Will and Testament (the "Decedent's Will"), which was admitted to probate in the Circuit Court of Davidson County, Tennessee, Proceeding No. 24P479; and

WHEREAS, Anita Woodcock Schmid and Adam Tyree Finch III, the qualified Co-Executors of the Decedent's Estate ("Grantors"), are now administering the Estate under the terms of the Decedent's Will.

NOW, THEREFORE, in accordance with the provisions of the Decedent's Will, the undersigned, ANITA WOODCOCK SCHMID and ADAM TYREE FINCH III, AS CO-EXECUTORS OF THE ESTATE OF WILLIAM T. FINCH, DECEASED, quitclaim to ANITA WOODCOCK SCHMID and ADAM TYREE FINCH III, TRUSTEES OF THE MARITAL TRUST U/W WILLIAM TYREE FINCH ("Grantees"), their successors and assigns, all of Decedent's right, title, and interest in and to the real property situated in Davidson County, Tennessee, and more particularly described as follows:

Located in Davidson County, Tennessee, being Lot 14 on the Plan of Chickering Hills, Section One, as of record in Plat Book 2331, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Subject to matters appearing on the Plan of record at Book 2331, page 8, Register's Office for Davidson County, Tennessee.

Subject to all easements and restrictions of record and to all applicable zoning, subdivision, and governmental ordinances, rules, and regulations in effect thereon.

For prior deed reference see Warranty Deed dated May 30, 2014 from John M. Kelly and Yvonne Kelly to Anita W. Schmid and William T. Finch, recorded June 2, 2014 as

Instrument Number 20140602-0046829 in the Register's Office for Davidson County, Tennessee.

This transfer is by quitclaim, and the undersigned make no warranty other than title.

Being improved property known as 4315 Beekman Drive, Nashville, TN 37215.

The undersigned acknowledges that this deed was prepared from information in prior deeds and information provided to Baker, Donelson, Bearman, Caldwell & Berkowitz, PC without the benefit of a survey, that no request was made that Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[CONTINUED ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 28 day of August, 2025.

Anita Woodcock ~~Shmid~~ SCHMID

Adam Tyree Finch III

CO-EXECUTORS OF THE ESTATE OF
WILLIAM TYREE FINCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for said State and County, Anita Woodcock Schmid, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be a Co-Executor of the Estate of William Tyree Schmid, deceased, and that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name in such capacity.

Given under my hand this the 5th day of August, 2025.

Notary Public

KARA PALK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JUNE 02, 2026

Commission Expires: 06-02-2026

STATE OF DC
COUNTY OF Washington DC

Personally appeared before the undersigned, a Notary Public in and for said State and County, Adam Tyree Finch III, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be a Co-Executor of the Estate of William Tyree Schmid, deceased, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name in such capacity.

Given under my hand this the 28 day of August, 2025.

Notary Public

FREHIWOT AYELE
NOTARY PUBLIC
DISTRICT OF COLUMBIA

Commission Expires: 5/31/2029

FREHIWOT AYELE
District of Columbia Notary Public
My Commission Expires May 31, 2029

4922-3878-7162v.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that this is a testamentary transfer, that there was no consideration for this transfer, and that there is no tax due under Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Printed Name: ANITA WOODCOCK SCHMID
Grantee / Trustee

Sworn to and subscribed before me this
6TH day of AUGUST, 2025.

Notary Public
Commission Expires: 06-02-2026
(Notary Seal)

KARA PALK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JUNE 02, 2026

4922-3878-7162v.1

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 8/28/25 (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027