Karen Johnson Davidson County
Batch# 1332521 DEEDQC
10/10/2025 09:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251010-0081068

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--. Affiant Subscribed and sworn to before me, this 8th day of October, 2025. 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 Number:
Sterling Collis Smith, Trustee 635 West Iris Drive Nashville, TN 37204	Sterling Collis Smith 4378 S Carothers Road Franklin, TN 37064	11807009900

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, **Sterling Collis 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 **Sterling Collis Smith, Trustee of the Sterling Collis Smith Living Trust, established by the Revocable Trust Agreement of Sterling Collis Smith dated October 8, 2025**, as amended and restated from time to time, and to his 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 8th day of October, 2025.

Sterling Collis 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 Sterling Collis 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 8th day of October, 2025.

My Commission Expires:

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

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 2 of Block "A" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 2 fronts 73 feet on the westerly side of West Iris Drive and runs back 89.1 feet on the southerly line and 114 feet on the northerly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to Sterling C. Smith by deed from Georgeanne Oxnam and Sterling C. Smith, Co-Executors of the Estate of Mary T. Smith, deceased, (Probate Court of Williamson County, Tennessee, P09-5321) of record in Instrument No. 20100407-0026302 in the Register's Office for Davidson County, Tennessee.

Sterling Collis Smith and Sterling C. Smith are one and the same person.

This is improved property known as 635 West Iris Drive, Nashville, Tennessee.

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 October 8, 2025.

10/10/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of October, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

