Karen Johnson Davidson County
Batch# 1351697 DEEDQC
12/01/2025 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251201-0094786

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Affiant

Sworn to and subscribed before me this 26th day of November, 2025.

Notary Public
My Commission Expires: 09/20/2028

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 26th day of November, 2025, among:

JAMES ALAN SMITH, UNMARRIED MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JAMES SMITH, TRUSTEE OF THE JA SMITH TRUST DATED NOVEMBER 26, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 38 as shown on the Bayview Estates, Phase Six (a Planned Unit Development) of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which plan is hereby reference for a more complete and accurate legal description.

Being the same property conveyed to James Alan Smith, unmarried man, by Warranty Deed from 1 Public Homes, LLC a Tennessee limited liability company, dated November 7, 2018, and recorded November 7, 2018, at Instrument No. 20181107-0110303, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3116 Demetros Place, Nashville, Tennessee 37013.

THIS DEED has been prepared solely upon information furnished by **James Alan Smith.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

James Alan Smith

JAMES ALAN SMITH

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **James Alan Smith**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2025.

Haley Drost

Haley Drost, Notary Public
My Commission Expires: 09/20/2028

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Owner Name & Property Address:

James Smith, Trustee
JA Smith Trust dated November 26, 2025
3116 Demetros Place
Nashville, Tennessee 37013

Responsible Party For Taxes:

James Smith, Trustee
JA Smith Trust dated November 26, 2025
3116 Demetros Place
Nashville, Tennessee 37013

Tax Map and Parcel: 136 5 81.00 CO

Certificate of Authenticity

I, Trent Linville, 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 11/26/25.

Date

T Linville

Affiant Signature

11/26/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 26th day of November, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

