Karen Johnson Davidson County
Batch# 1360220 DEEDQC
12/19/2025 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251219-0101012

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Sherri Ruth Smith Hoskins Gayle Leigh Smith Lawson Cindy Smith Charlton P.O. Box 292004 Nashville, TN 37229
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	131060E22400CO

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020,"** (herein "Grantor") by these presents do hereby quitclaim and convey all of my said interest unto **Sherri Ruth Smith Hoskins, Gayle Leigh Smith Lawson, and Cindy Smith Charlton, as tenants in common,** (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to wit:

Unit 224 on the Plan of Burton Hills, Village of Boxmere, Phase I as shown on the Exhibit to the Master Deed as recorded in Book 6666, Page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020," her successors in trust with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, from Ruth B. Smith, unmarried, by Quitclaim Deed recorded on July 14, 2020, in Instrument No. 20200714-0076825, Register's Office for Davidson County, Tennessee.

This is improved property with a common address of 224 Boxmere Place, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of December 2025.

Charlton, Trustee

Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020"

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020," with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office, this 17th day of December 2025.

Kimberly J. Thompson

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $zero.

Sherri Hoskins
Affiant

Subscribed and sworn to before me this 17th day of December 2025.

Kimberly J. Thompson

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

Notary Public
My Commission Expires _____

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on December 17, 2025 (date of document).

Signature

12/17/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17th day of December 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026