This Instrument Prepared By
and After Recording Return to:
Waddell, Cole & Jones, PLLC
P.O. Box 1700
Jonesboro, Arkansas 72403

Karen Johnson Davidson County
Batch # 1360372 DEEDWARR
12/22/2025 08:17:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251222-0101212

WARRANTY DEED

For AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Lindley Van Smith and Susan Clara Smith, husband and wife, ("Grantors"), do hereby grant, bargain, sell and convey unto Lindley Van Smith, Jr. and Susan Clara Smith, Trustees of the Lindley and Susan Smith Living Trust, ("Grantees"), Grantees' successors and assigns, all of their right, title and interest in and to the following described real estate lying in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 151, on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, amended in Plat Book 5200, Pages 757 and 758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6244, Page 394, as amended in Book 6285, Page 209, Instrument No. 20170515-0048155 and Instrument No. 20180717-0069522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan M. Pavlotsky, a single person by Warranty Deed from Margie Cavalier, a single person of record in Book 8776, Page 597, Register's Office for Davidson County, Tennessee, dated November 02, 1992 and recorded on November 04, 1992.

The said Jonathan M. Pavlotsky, also known as Jonathan Michael Pavlotsky, having since died intestate on October 14, 2021 with his Estate being probated under Case No. 23P-198 in the Probate Court for Davidson County, Tennessee. His brother, Mark Pavlotsky, was his only surviving heir at law and was appointed Administrator of his estate. During administration of the Estate of Jonathan Michael Pavlotsky the said Mark Pavlotsky became deceased on March 26, 2023. By Petition and Order Appointing Successor Co-Personal Representatives filed 6/29/2023 in the Probate Court for Davidson County, Tennessee, Jonathan Sacks and Sara Sacks were appointed Co-Personal Representatives of the Estate of Jonathan Michael Pavlotsky. Order Authorizing the Sale of the Real Estate by the Co-Personal Representatives, Jonathan and Sara Sacks, filed in Docket No: 23P198, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee, Metropolitan Nashville - Davidson County.

Being the same property conveyed to Excalibur Property Solutions, LLC, a Tennessee limited liability company by Warranty Deed from Jonathan Sacks and Sara Sacks, Co-Personal Representatives of the Estate of Jonathan M. Pavlotsky of record in Instrument No. 20240530-0040050 Register's Office for Davidson County, Tennessee, dated May 24, 2024 and recorded on May 30, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 151 Hillsboro Place, Nashville, TN 37215

To have and to hold the same unto the said Grantees, and their successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantors hereby covenants with said Grantees that they will forever warrant and defend the title to the said lands against all lawful claims whatever.

And Grantors, for the consideration aforesaid, do hereby separately release and relinquish unto the said Grantees all rights of dower, curtesy and homestead in and to the said lands.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THE PREPARER HAS NOT CONDUCTED A TITLE SEARCH OR TITLE EXAMINATION PER THE REQUEST OF THE PARTIES HERETO.

The words Grantor and Grantee shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

Pursuant to T.C.A. 67-4-409(a)(1)(C)(vi), this conveyance is tax exempt as it is a conveyance from the Grantee to a revocable living trust.

IN TESTIMONY WHEREOF we have hereunto set our hands this 9th day of December, 2025.

Lindley Van Smith

Susan Clara Smith

Susan Clara Smith

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF CRAIGHEAD)

BE IT REMEMBERED, that on this day personally appeared before me the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, Lindley Van Smith and Susan Clara Smith, husband and wife, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that they had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth and relinquished their respective rights of dower, curtesy, and homestead, if any, in the subject property set forth in the foregoing instrument.

Witness my hand and seal this 9th day of December, 2025.

Charis R. Lawrence
Notary Public

My commission expires: 6-11-2026.

CHARIS R. LAWRENCE
Notary Public - State of Arkansas
County of Craighead
Commission #12348093
My Commission Expires: 6-11-2026

Owner Name and Address:
Lindley and Susan Smith, Trustees
4348 County Road 745
Jonesboro, AR 72405

Send Tax Bills To:
Lindley and Susan Smith, Trustees
4348 County Road 745
Jonesboro, AR 72405

Property Address:
Tax Parcel ID No.: 117-03-0C-151.00-CO
151 Hillsboro Place
Nashville, TN 37215

Return To:
Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, AR 72403

Valuation Affidavit:

We, hereby swear or affirm that to the best of affiants' knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Lindley Van Smith

Susan Clara Smith

Subscribed and sworn to before me on this 9th day of December, 2025.

Charis R. Lawrence
Notary Public

My Commission Expires: 6-11-2026.

CHARIS R. LAWRENCE
Notary Public - State of Arkansas
County of Craighead
Commission #12348093
My Commission Expires: 6-11-2026