Karen Johnson Davidson County
Batch# 1362012 DEEDQC
12/29/2025 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102833

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
904 B RAMSEY ST LLC 4902 Inglewood Ct Nashville, Tennessee 37216	NEW OWNER	082-12-4C-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Smith Estates, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **904 B RAMSEY ST LLC ,** its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B on the Plan of The Leland, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Leland, of record in Instrument No. 20210122-0009924, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Smith Estates LLC, a Tennessee limited liability company, from [Leland] Smith, unmarried, a/k/a Robert L. Smith, by Quitclaim Deed dated July 5, 2023, and recorded July 5, 2023, in Instrument No. 20230705-0051458, Register's Office of Davidson County, Tennessee.

Commonly known as: 904 Ramsey Street Unit B, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
23rd day of December 2025.

Affiant

My commission expires: 1-24-29
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of December 2025.

Smith Estates, LLC

By: _____
Robert L. Smith, a/k/a Leland Smith
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared **Robert L. Smith, a/k/a Leland Smith,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the **Sole Member** of **Smith Estates, LLC**, the within named bargainor, a limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Partnership for the purposes therein contained.

Witness my hand this 23rd day of December 2025.

_____
Notary Public

My Commission expires 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-23-2025.

Affiant Signature

23rd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028