Karen Johnson Davidson County
Batch# 1367686 DEEDQC
01/08/2026 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001899

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

EXECUTOR AND TRUSTEE'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Sandra McCallister Smith, Trustee 107 Bellebrook Circle Nashville, TN 37205	Sandra McCallister Smith, Trustee 107 Bellebrook Circle Nashville, TN 37205	129 12 0 140.00 129 12 0 086.00

DON L. SMITH (the "Decedent") died on July 29, 2024, leaving a Last Will and Testament dated June 23, 2003 (the "Will"), which has been admitted to probate in the Davidson County Probate Court under Docket No. 24P1794. Sandra M. Smith is the Executor of the Decedent's Estate. Under the Will, the Decedent's residuary estate was bequeathed to Sandra M. Smith, as the Trustee of the Trust Under Will of Don L. Smith.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SANDRA M. SMITH, EXECUTOR OF THE ESTATE OF DON L. SMITH and TRUSTEE OF THE TRUST UNDER WILL OF DON L. SMITH (collectively, the "Grantor") hereby quitclaim and convey unto SANDRA MCCALLISTER SMITH, TRUSTEE OF THE SANDRA MCCALLISTER SMITH REVOCABLE TRUST (the "Grantee"), her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease, or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest as executor and trustee, in real property in Davidson County, Tennessee described on Exhibit A attached hereto (the "Property");

Being property known as 6610 and 6614 Highway 100, Nashville, Tennessee.

[*Signatures begin on following page.*]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 5th day of January, 2026.

Sandra M. Smith

SANDRA M. SMITH, EXECUTOR AND TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Sandra M. Smith, as Executor and Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of January, 2026.

Janetta L. Pittman

Notary Public
My Commission Expires: 5-8-29

JANETTA L. PITTMAN NOTARY PUBLIC TENNESSEE My Comm Exp. May 8, 2029 COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Sandra M. Smith

Affiant

SWORN TO AND SUBSCRIBED before me this 5th day of January, 2026.

Janetta L. Pittman

Notary Public
My Commission Expires: 5-8-29

JANETTA L. PITTMAN NOTARY PUBLIC TENNESSEE My Comm Exp. May 8, 2029 COUNTY OF DAVIDSON

EXHIBIT A

129 12 0 140.00; 6610 Highway 100

LAND in the 7th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Ralph W. C. Lambert, Surveyor, December 12, 1953, as follows:

BEGINNING on the westerly margin of State Highway No. 100 at the southeast corner of the property conveyed to A. W. Chaffin by deed from John A. Ramsey, Jr., et al, of record in Book 3701, page 399, Register's Office for said County; thence with said A. W. Chaffin's southerly line westerly 28 feet to the right of way of the N. C. and St. L. Railroad; thence southerly with said right of way 1081.66 feet; thence easterly 10 feet to a point in the westerly margin of State Highway No. 100; thence with the margin of same northerly 1072.8 feet to the point of beginning.

Being the same property conveyed to Don L. Smith by deed of record in Book 7072, page 559, Register's Office for Davidson County, Tennessee, Don L. Smith being deceased on July 29, 2024.

129 12 0 086.00; 6614 Highway 100

TRACT No. I of the Chaffin Subdivision - 2 Tracts, located in the Seventh (7th) Civil District of Davidson County, Tennessee, described according to a Plan dated August 10, 1976, by Donald A. Ramsey, Engineer, as of record in Book 5060, Page 34, Register's Office for Davidson County, Tennessee.

SAID Tract No. I fronts 151.29 feet on the westerly margin of Highway 100 and runs back 28 feet on the southerly line; 39.0 feet on the northerly line to a line in the rear on which it measures 151 feet.

Being the same property conveyed to Don L. Smith by deed of record as Instrument #20040806-0094626, Register's Office for Davidson County, Tennessee, Don L. Smith being deceased on July 29, 2024.

Tennessee Certification of Electronic Document

I, Alex Maxfield, 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 1/5/2025 (date of document).

Affiant Signature

01/08/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 08 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

