Karen Johnson Davidson County
Batch # 1381902 DEEDQC
02/17/2026 02:29:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260217-0012502

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 Harding Pike, Suite 200
Nashville, TN 37205
615.281.0121

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers
Guy and Patricia Smith, Trustees 8 Sunflower Circle Bellingham, WA 98229	Bank of America Attn: Correspondence Unit FL-1-908-01-49 PO Box 31785 Tampa, FL 33631-378	161-16-OA 137.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

GUY SMITH and PATRICIA SMITH, husband and wife,

by these presents does hereby quitclaim unto

GUY A. SMITH and PATRICIA A. SMITH, Trustees of THE SMITH FAMILY TRUST,

their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of their right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 137 on the plan of Townhomes of Shadow Glen, a Horizontal Property Regime, filed as Exhibit A to and established by the Declaration of record in Instrument No. 20040315-0029248 as supplemented in Instrument Nos. 20040713-0083179; 20041025-0128065; 20050118-0005927; 20050317-0029206; 20050425-0045905; 20050520-0056887; 20051007-0121715; 20051107-0134921; 20051207-0147464; 2060124-0009112; as amended in Instrument No. 20050520-0056887; and as corrected in Surveyor's Certificate of Correction in Instrument No. 20040317-0030572, Instrument

No. 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and set for the in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, of the Bylaws and the Association of Owners.

Being the same property conveyed by Warranty Deed from JENNIFER L. FISHER and CHARLES R. FISHER, wife and husband, to GUY SMITH and PATRICIA SMITH, husband and wife, dated September 15, 2016, of record in Record in Instrument No. 20160920-0098993, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to the same covenants, conditions, limitations, restrictions, assessments and encumbrances as may affect the premises.

BEING improved property known as 605 Shadow Glen Drive, Nashville, TN 37211.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GUY SMITH and GUY A. SMITH are one and the same person.

PATRICIA SMITH and PATRICIA A. SMITH are one and the same person.

WITNESS my hand this 5th day of February 2026.

GIL MARTINEZ NOTARY PUBLIC 147553 COMMISSION EXPIRES 6-24-27 STATE OF WASHINGTON

GUY SMITH

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GUY SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of February 2026.

Notary Public

My Commission Expires: 06.24.2027

WITNESS my hand this 5th day of February 2026.

PATRICIA SMITH

GIL MARTINEZ NOTARY PUBLIC 147553 COMMISSION EXPIRES 6-24-27 STATE OF WASHINGTON

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, PATRICIA SMITH, 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, at office, this 5th day of February 2026.

Notary Public

My Commission Expires: 06.24.2027