Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The James and Suzanne Smith Family Trust **103 Newsom Green** **Nashville, TN 37221**	**142-07-0C-093.00**	**SAME**

Karen Johnson Davidson County
Batch # 1390622 DEEDQC
03/10/2026 09:23:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260310-0018849

This instrument prepared by: Carter Shelton Jones, P
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Suzanne Smith and James F. Smith, wife and husband** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The James and Suzanne Smith Family Trust dated March 4, 2026** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **103 Newsom Green, Nashville, TN 37221.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 4th day of March, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 4th day of March, 2026.

Suzanne Smith

James F. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne Smith and James F. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 4th day of March, 2026.

Notary Public

My Commission Expires:

1/7/2030

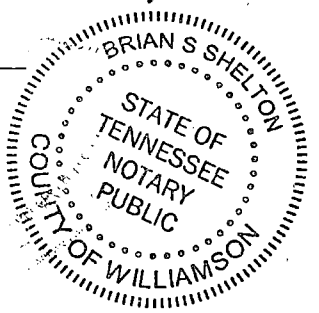


EXHIBIT A

(Legal Description of the Property)

Unit No. 93 of Ashley Condominiums, thereof as set forth in the Master Deed recorded in Book 7184, page 44, and corrected in Book 7467, Page 279, as amended in Book 7482, Page 312 and Instrument No. 20111101-0084880 from time in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Suzanne Smith and James F. Smith, wife and husband, by deed of record as Instrument Number 20240904-0068051, in the Register's Office for Davidson County, Tennessee.