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Karen Johnson Davidson County
Batch# 1407666 DEEDQC
04/17/2026 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260417-0031639

THIS INSTRUMENT PREPARED BY:
Michael S. Goode
LEWIS THOMASON, P.C.
1201 Demonbreun St., Suite
Nashville, Tennessee 37203
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Affiant

Subscribed and sworn to before me this
17th day of April 2026.

Notary Public
My Commission Expires: July 2, 2029

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Oliver Leslie Smith, Trustee of The Oliver Leslie Smith Revocable Trust, and Verlonda Nicole Smith, Trustee of The Verlonda Nicole Smith Revocable Trust 6220 Willow Oak Drive Nashville TN 37221	Oliver L. & Verlonda N. Smith 6220 Willow Oak Drive Nashville TN 37221	155 08 0B 049.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Oliver L. Smith and Verlonda N. Smith, husband and wife** (the "Grantors"), do hereby quitclaim and convey unto **Oliver Leslie Smith, Trustee under The Oliver Leslie Smith Revocable Trust dated April 17, 2026,** as to 1/2 undivided interest, and **Verlonda Nicole Smith, Trustee under The Verlonda Nicole Smith Revocable Trust dated April 17, 2026,** as to 1/2 undivided interest, **(the "Grantees")**, their heirs and assigns, all of Grantors' heirs and assigns forever, all of their right, title, and interest in the following described real estate, situated in **Davidson County**, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Phase 1 of South Colony at Riverbend as of record in Plat Book 6900, Page 271, Register's Office for said County, to which Plan reference is made for a more complete description.

BEING the same property conveyed to **Oliver L. Smith and Verlonda N. Smith** by deed from Oliver L. Smith, a now married man, dated April 1, 2004, and recorded on April 5, 2004, as Instrument No. 20040408-0040440 in the Register's Office for Davidson County, Tennessee,

This is improved with a property address of: **6220 Willow Oak Drive, Nashville, TN 37221.**

These Trusts ("The Oliver Leslie Smith Revocable Trust and The Verlonda Nicole Smith Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustees in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 17th DAY OF APRIL 2026.

Oliver L. Smith **Verlonda N. Smith**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jennifer Bruse-Markwell, a Notary Public of said County and State, appeared **Oliver L. Smith** and **Verlonda N. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 17th day of April 2026.

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: July 2, 2029

Certificate of Authenticity

I, **Michael S. Goode**, 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 **April 17, 2026**.

Affiant Signature

4/17, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me, this 17th day of April 2026.

Notary's Signature

My Commission Expires: July 2, 2029
Date

Notary's Seal (if on paper)

JENNIFER BRUSE-MARKWELL
TENNESSEE NOTARY PUBLIC
My Comm. Expires Jul 02, 2029
COUNTY OF DAVIDSON