Karen Johnson
Batch # 1413100
04/29/2026 10:26:19 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260429-0037822

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
The 1707 Hillmont Revocable Trust	New Owner	117 15 2G 001.00
1707 Hillmont Drive		
Nashville, TN 37215		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken.Matthews. PLLC. 1164 Nashville Pike Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF Sumner } The actual consideration or value, whichever is greater, for this transfer is $ -0- . Brittany R. Jones Affiant Subscribed and sworn to before me, this the 24th day of April, 2026. Kim Perry Notary Public My commission expires: 1/30/29	

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Sondra Kay Benedict, an unmarried woman, and Jamie Tate Felts and husband, Geoffrey Todd Felts,** "Grantor" by these presents, does hereby quitclaim and convey unto **Ronald Ray Felts Jr, Trustee of The 1707 Hillmont Revocable Trust** "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of 1707 HILLMONT DRIVE, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by Declaration of Covenants, Conditions and Restrictions for 1707 Hillmont Drive Homeowners' Association of record in Instrument No. 20230524-0039105, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Being the same property conveyed to Sondra Kay Benedicts, an unmarried woman, and Jamie Tate Felts, a married woman, and Geoffrey Todd Felts, a married man, by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee corporation, dated October 27, 2025, and recorded on October 27, 2025, of record in Instrument No. 20251027-0085314, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1707 Hillmont Drive, Nashville, TN 37215.

Witness my hand this 24 day of April, 2026.

Sondra Kay Benedict

Jamie Tate Felts

Geoffrey Todd Felts

STATE OF Tennessee
COUNTY OF Davidson

On this 24 day of April, 2026, before me personally appeared Sondra Kay Benedict, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand, at office, this 24 day of April, 2026.

Commission expires: 9/5/2028 Notary Public

KELLIE KIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

STATE OF Tennessee
COUNTY OF Davidson

On this 24 day of April, 2026, before me personally appeared Jamie Tate Felts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand, at office, this 24 day of April, 2026.

Commission expires: 9-5-2028 Notary Public

KELLIE KIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

STATE OF Tennessee
COUNTY OF Davidson

On this 24 day of April, 2026, before me personally appeared Geoffrey Todd Felts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand, at office, this 24 day of April, 2026.

Commission expires: 9/5/2028 Notary Public

KELLIE KIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028