Karen Johnson
Batch # 1428161
06/05/2026 10:05:02 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260605-0050810

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 2nd day of June 2026.

Notary public

My commission Expires: 10/07/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Matthew and Lindsay Smith Living Trust 4016 Clifton Ave. Nashville, TN 37209	Matthew and Lindsay Smith Living Trust 4016 Clifton Ave. Nashville, TN 37209	091-08-0-307.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Lindsay K. Stoffer Smith and Matthew B. Smith, a married couple, do hereby quitclaim, transfer and convey unto Lindsay K. Stoffer Smith and Matthew B. Smith, as Trustees of the Matthew and Lindsay Smith Living Trust dated June 2, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described in "Exhibit A."

Being the same property conveyed to Lindsay K. Stoffer Smith and Matthew B. Smith, a married couple, from Amanda Staggs, a single woman, by Warranty Deed dated July 30, 2021, recorded on August 3, 2021, as Instrument No. 20210803-0104241, Register's Office for Davidson County, Tennessee.

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

Property Address: 4016 Clifton Avenue, Nashville, Tennessee 37209

Witness my hand this 2nd day of June, 2026.

Matthew B. Smith

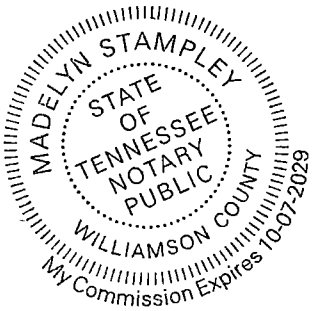
Lindsay K. Stoffer Smith

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Matthew B. Smith and Lindsay K. Stoffer Smith, as Grantors, 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, at office, this day, June 2, 2026.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/07/2029

Exhibit A

A certain tract or parcel of land being property located in Davidson County, Tennessee, being originally described as Lot No. 9 of Block F on the Map of Realty Savings Bank & Trust Company's Subdivision of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), and being more particularly described as follows:

Commencing at an iron pipe (found) in the Northerly right of way of Clifton Avenue (50' R.O.W.) located at the Southeast corner of the Mark Hughes Property also being Lot 13 of Block " F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 degrees 27' 27" West, 119.61 feet to an iron pin (set) in said Clifton Avenue, this being the True Point of Beginning; thence with Clifton Avenue, North 83 degrees 39' 57" West, 29.89 feet to an iron pin (set); thence leaving Clifton Avenue, North 01 degrees 16' 00" West, 125.56 feet to an iron pin (set) in the Southerly right of way of an unimproved alley (#1205); thence with alley, North 87 degrees 25' 31" East, 29.64 feet to an iron pin (set); thence leaving said alley, South 01 degrees 16' 00" East, 130.19 feet to the Point of Beginning. Containing 3789.01 Sq. Feet, or 0.087 acre, more or less.