QUITCLAIM DEED

Karen Johnson
Batch # 1436285
06/22/2026 08:33:46 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260622-0055654

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 4.19.27
(AFFIX SEAL)

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Henderson Smith, Trustee of the Elizabeth Henderson Smith Revocable Trust	New Owner	133-14-0A-040.00-CO
(NAME)	(NAME)	
1508 Hamden Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Elizabeth Henderson Smith, ("Grantor")**, does hereby release, quit claim and convey unto **Elizabeth Henderson Smith, Trustee of the Elizabeth Henderson Smith Revocable Trust U/A dated September 28, 2016, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Unit No. B-21 of the Village at Grassmere formerly Oakcrest Condominium created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, page 960, as amended by instrument(s) of record in Book 9449, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Elizabeth Henderson Smith, a single woman, by Warranty deed from Edie Roser F/K/A Edie Wodka, a married person, and Celine Wodka, a single person, of record in Instrument No. 20220329-0035977, Register's Office for Davidson County, Tennessee, dated March 18, 2022 and recorded on March 29, 2022.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 413, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Book 5884, Page 960, as amended and restated in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and further amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7233, Page 802, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 420 Elysian Fields, B21, Nashville, TN 37211.

WITNESS MY HAND this 2 day of June, 2026.

Elizabeth Henderson Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2 day of June, 2026, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Henderson Smith**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Notary Public

Commission expires: 4-19-27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON