This Instrument prepared by:
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Karen Johnson Davidson County
Batch # 1440498 DEEDQC
06/30/2026 11:06:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260630-0058968

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Janet Smith

Subscribed and sworn before me this the 11th day of September, 2025.

Notary Public
My Commission Expires: 03/09/2027

ELIZABETH SARA TIPPING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To	Map & Parcel
The Smith Family Trust 258 Lakeside Park Drive Hendersonville, TN 37075	The Smith Family Trust 258 Lakeside Park Drive Hendersonville, TN 37075	028-025.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Tim Smith and wife Janet Smith, on this the 11th day of September, 2025, for and in consideration of the sum of One and no/100 Dollars, do hereby bargain, sell, release, remise, quit claim and convey unto The Smith Family Trust all our right, title and interest in and to the following described real estate, to wit:

Being in the 14th Civil District of Davidson County, Tennessee, being a part of the Berlie Pemberton Tract, and described as follows:

Beginning at the intersection of the centerline of Gray Point Road and Ridge Road, thence with the center of Ridge Road, South 85 ¾ degrees West 500 feet; North 83 degrees West 170 feet; thence leaving said Road as follows: North 4 ½ degrees West 210 feet; West 31 feet; North 4 ½ degrees West 117 ½ feet; North 78 ½ degrees East 132 feet; South 77 ½ degrees East 241 feet; North 88 ½ degrees East 308 feet, to the centerline of Gray Point Road; thence with the centerline of same, South 10 ½ degrees East 306 feet to the point of beginning, containing 6 acres more or less.

Being the same property conveyed to Tim Smith and wife Janet Smith as tenants by the entirety by Quitclaim Deed dated July 7, 2016 from Janet L. Smith, of record in Book 20160712, Page 0071337, in the Register's Office for Davidson County, Tennessee.

This being improved real property commonly known as 5020 Ridge Road, Joelton, TN 37080.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title of the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN TESTIMONY WHEREOF we have hereunto set our hands this 11th day of September, 2025.

Timothy G. Smith

Janet Lee Smith

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of September, 2025, before me, a notary public in and for the State and County aforesaid, personally appeared Tim Smith and Janet Smith, personally known to me (or proven to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Notary Public

ELIZABETH SARA TIPPING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

03/09/2027
Commission Expiration Date

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.