THIS INSTRUMENT PREPARED BY AND RETURN TO:

Natasha N. Hazlett
HAZLETT LAW, PLLC
231 Public Square, Suite 300
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1447846 DEEDQC
07/16/2026 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260716-0064285

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is less than $10.00.

Affiant

Subscribed and sworn to before me this 13th day of July, 2026.

Notary Public

My Commission Expires: March 22, 2029

NATASHA N. HAZLETT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 3-22-2029

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi)

Owner Name & Property Address:	Send Tax Bills To:	Map-Parcel No.
Cynthia D. Smith, Trustee **Cynthia D. Smith Living Trust** *1509 Roundhill Court,* *Nashville, TN 37211*	**SAME**	**172 12 0A 078.00**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into effective as of the 13th day of July, 2026, by and between **Cynthia Smith** and (hereinafter called "Grantor"), and **Cynthia D. Smith, Trustee, or her successor in trust under the Cynthia D. Smith Living Trust Agreement dated July 13, 2026 and any amendments thereto** (hereinafter called "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, quit claim and convey unto Grantee any and all of her interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 340 on the Plan of Section Three Bradford Hills, of record in Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Smith, an unmarried woman, by Warranty Deed from Felicia Case, an unmarried woman, of record in Instrument No. 20210322-0037226, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021 and recorded on March 22, 2021.

This is improved property located at: 1509 Roundhill Court, Nashville, TN 37211.

This conveyance is made subject to: (1) all applicable zoning ordinances; 2) utility, sewer, drainage and other easements of record; 3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 4) building restrictions; and 5) other matters of public record.

THIS DEED has been prepared solely upon the information furnished by **Cynthia Smith** and without benefit of abstract or opinion of title, and preparer does not warrant correctness of legal description or status of title.

THE SOURCE of the above description is derived from the previous deed of record, no boundary or survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned has executed this instrument on this the 13th day of July, 2026.

CYNTHIA SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CYNTHIA SMITH**, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13th day of July, 2026.

Notary Public

NATASHA N. HAZLETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-22-2029

My Commission Expires: March 22, 2029

TRUE COPY CERTIFICATION

I, Natasha N. Hazlett, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Natasha N. Hazlett

State of Tennessee
County of Williamson

Personally appeared before me, Bradley M. Carter, a notary public for the state of Tennessee, Natasha N. Hazlett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1/24/2028

BRADLEY M. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY