THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
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Karen Johnson Davidson County
Batch # 1467611 DEEDQC
09/03/2026 08:53:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081557

The actual consideration or value for this transfer, whichever is greater is $0.

Denise Marie Smith
Grantor

Sworn to and subscribed by me, this 28TH day of August, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
David and Denise Smith, T-ee		
405 West Hillwood Drive.	SAME	Map 103-13,
Nashville, TN 37205		Parcel 065

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DAVID WILLIAM SMITH (also known as DAVID W. SMITH) and wife DENISE MARIE SMITH (also known as DENISE M. SMITH) (hereinafter "Grantor"), by these presents does hereby quitclaim and convey unto DAVID WILLIAM SMITH and DENISE MARIE SMITH, TRUSTEES OF THE DAVID AND DENISE SMITH 2026 REVOCABLE COMMUNITY PROPERTY TRUST AGREEMENT DATED AUGUST 28, 2026, (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C).**

WITNESS OUR HANDS this 28th day of August, 2026.

David William Smith
DAVID WILLIAM SMITH, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, DAVID WILLIAM SMITH, (also known as DAVID W. SMITH) the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of August, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Denise Marie Smith
DENISE MARIE SMITH, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, DENISE MARIE SMITH (also known as DENISE M. SMITH), the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of August, 2026.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/9/2027

Exhibit A

"Being Lot No. 35 on the Plan of Hillwood Estates, Section 4, as of record in Book 2133, page 4, Register's Office for said County, described as follows:

"Beginning on the southerly margin of West Hillwood Drive at the corner of lots Nos. 35 and 36; thence with the line between said two lots southwardly 318 feet; thence north 82 deg. 25' east 224 feet to the westerly margin of Long Meadow Road; thence with same northwardly 254.72 feet to the beginning of a curve; thence around said curve with a radius of 39.08 feet northwestwardly 58.18 feet to the southerly margin of West Hillwood Drive; thence with same, westwardly 178.55 feet to the beginning.

"Being the same property conveyed to J. L. Ferguson and wife, Lena D. Ferguson, by deed of H. G. Hill Realty Company, of record in Book 2094, page 29, Register's Office of Davidson County, Tennessee. J. L. Ferguson predeceased his wife, and said property vested in Lena D. Ferguson by operation of law as the surviving tenant by the entirety. Lena D. Ferguson died January 17, 2001, intestate and said property vested in James L. Ferguson, Jr., as her only heir at law."

The property being subject to:

"Restrictive covenants of record in Book 2094, page 29, Register's Office of Davidson County, Tennessee.

"Matters shown on the plan of record in Book 2133, page 4, Register's Office of Davidson County, Tennessee, and matters shown on survey by John Kohl & Co., P.C. dated-2/26."

Being the same property conveyed to David W. Smith and wife Denise M. Smith, by deed of James L. Ferguson, Jr., (with his spouse Gail Ferguson joining in) dated March 8, 2001 of record at 20010309-0022540 Register's Office of Davidson County, Tennessee.

Long Meadow Road was subsequently closed by ordinance BL2001-832 Metropolitan Government.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 405 West Hillwood Drive.