Karen Johnson Davidson County
Batch# 1470585 DEEDQC
09/09/2026 01:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260909-0083649

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
John Pryor Smartt, Co-Trustee
Murray Polk Smartt, Co-Trustee
Pryor and Murray Smartt Trust
420 Sunnyside Drive
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
116 11 0 039.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John P. Smartt and wife, Murray P. Smartt (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to John Pryor Smartt and Murray Polk Smartt, and their successors in trust, as Co-Trustees of the Pryor and Murray Smartt Trust dated September 4, 2026, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the northerly 88 feet of Lot No. 8 and all of Lot No. 9 of Block "E" on the Map of Honeywood Subdivision of the Malone Property, not of record, more particularly described as follows:

Beginning on the easterly margin of Sunnyside Drive at the southwest corner of the property conveyed to John Holman Haggard and wife, by deed from John F. House and wife, of record in Book 2200, page 630, Register's Office for said County, being the corner of Lots Nos. 9 and 10; thence with said Drive southwardly 188 feet; thence eastwardly 197 feet; thence northwardly 214 feet to the southeast corner of the Haggard property; thence with Haggard's southerly line, westwardly 204 feet to the beginning.

Being the same property conveyed to John P. Smartt and wife, Murray P. Smartt by Warranty Deed from Jeffrey Alan Greene and wife, Jennye Burrus Greene, of record at Instrument No. 20051017-0124753 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 420 Sunnyside Drive, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Pryor and Murray Smartt Trust dated September 4, 2026, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of John P. Smartt and wife, Murray P. Smartt, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 4th day of September, 2026.

J. P. Smartt
John P. Smartt, Grantor

Murray P. Smartt
Murray P. Smartt, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John P. Smartt, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 4th day of September, 2026.

Carrie W. Granger
Notary Public

My Commission Expires: Nov 5, 2029

CARRIE WINTLE GRANGER
TENNESSEE NOTARY PUBLIC
My Comm. Expires Nov 05, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Murray P. Smartt, Grantor, the within named bargainor, 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 and seal at office in Nashville, Tennessee, this 4th day of September, 2026.

Carrie W. Granger
Notary Public

My Commission Expires: Nov 5, 2029

CARRIE WINTLE GRANGER
TENNESSEE NOTARY PUBLIC
My Comm. Expires Nov 05, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

J. Parr Smartt

John P. Smartt, Affiant

Subscribed and sworn to before me this 4th day of September, 2026.

Carrie W Granger

Notary Public

My Commission Expires: Nov 5, 2029

CARRIE WINTLE GRANGER
TENNESSEE NOTARY PUBLIC
My Comm. Expires Nov 05, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 4, 2026.

William L. Harbison

Sept 4, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of September, 2026.

Notary Public

My Commission Expires: Nov 5, 2029

