Karen Johnson Davidson County
Batch# 1472000 DEEDQC
09/11/2026 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260911-0084640

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
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615.208.4532 | TOMMY@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Zina Bauman
AFFIANT

Subscribed and sworn to before me on this day, September 11, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Smith-Bauman Family Trust
604 Sandalwood Ct
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
156-01-0A-019.00

QUITCLAIM DEED

Douglas E. Smith and Zina M. Bauman, husband and wife, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Smith-Bauman Family Trust**, dated September 11, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 11, 2026.**

Douglas E. Smith

Zina M. Bauman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Douglas E. Smith and Zina M. Bauman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 11, 2026.

Notary Public

My Commission Expires: _____

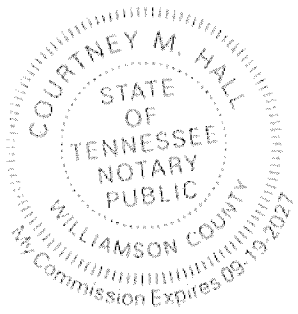


EXHIBIT A

Land in Davidson County, Tennessee, being lot No. 19 on the Plan of Revised Amber Hills subdivision of record in Plat Book 7900, Page 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas E. Smith and Zina M. Bauman, husband and wife, from Robert A. Anderson, Trustee, by deed of record in Instrument No. 20221228-0133217, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, charters for Homeowners Associations, Quit Claim Deeds relating to Common Areas to any such Homeowners Association, the rights of others in and to the common areas and/or elements and easements of record, (4) building restrictions, and (5) other matters of public record.

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

This property is commonly known as 604 Sandalwood Ct, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, Esq., do hereby make oath that I am a licensed attorney and 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 11, 2026.

Affiant Signature

9/11/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
September 11, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027