This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0** Affiant Sworn to and subscribed before me this 7th day of July, 2023 Notary Public My Commission Expires 09/20/2026

RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1041040 DEEDQC
08/22/2023 09 33 40 AM 2 pgs
Fees: $12 00 Taxes $0 00

20230822-0065363

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of July, 2023, among:

WILLIAM E. SMITH JR., UNMARRIED,

of Dickson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BLACK DOG PROPERTIES, LLC,

of Dickson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 122 on the Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231 Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to William E. Smith, Jr., unmarried, by Warranty Deed from Christopher McDavid and wife Sarah McDavid, dated July 15, 2011 and recorded July 26, 2011 at Instrument No. 20110726-0057245 in said Register's Office for Davidson County, Tennessee.

This is improved property is situated at 6848 Bridgewater Drive, Nashville, TN 37221.

THIS DEED has been prepared solely upon information furnished by **William E. Smith, Jr.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary 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 have executed this instrument on the date first above written

William E. Smith, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William E Smith, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2023

Notary Public
My Commission Expires: 09/20/2024

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Black Dog Properties, LLC
1031 Ridglea Drive
Burns, TN 37029

Responsible Party For Taxes:

Black Dog Properties, LLC
1031 Ridglea Drive
Burns, TN 37029

Tax Map and Parcel: 126-16-0-A 122.00 CO