Prepared by:
Brian C. Paden, Esq.
1609A Litton Avenue
Nashville, TN 37216

OLIVIA PARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.

Affiant

Subscribed and sworn to before me, this 25 day of October, 2023.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Eraina Smith and Tara Smith 3857 Park Royal Lane Antioch, Tennessee 37013	Same	150 12 0B 229.00

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I **ERAINA SMITH, FORMERLY KNOWN AS ERAINA HALL** ("Grantor"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto the said **ERAINA SMITH and TARA SMITH, A MARRIED COUPLE** (each a "Grantee" and together the "Grantees"), right, title, and interest in and to the following real property, located in Davidson County, State of Tennessee to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 229 ON THE PLAN OF KENSAL GREEN, SECTION 2, A RESIDENTIAL P.U.D. SUBDIVISION, OF RECORD IN INSTRUMENT NO 20180313-0023861 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

This is improved property known as 3857 PARK ROYAL LANE, ANTIOCH, TENNESSEE 37013.

This description is the same as in the Warranty Deed recorded in Instrument No. 20200929-01121268 in the Register's Office of Davidson County, Tennessee. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25 day of October 2023.

Karen Johnson Davidson County
Batch# 1064957 DEEDQC
10/26/2023 01:02:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231026-0083946

Eraina Smith, f/k/a Eraina Hall
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERAINA SMITH, FORMERLY KNOWN AS ERAINA HALL, the within named individual, 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 official seal, this the 25 day of October, 2023.

OLIVIA PARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

NOTARY PUBLIC
My Commission Expires 11/2/26