THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1114117 DEEDQC
03/22/2024 02:29:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240322-0020179

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jonathan L. Smith & Elizabeth Smith 1916 Kingsbury Drive Nashville, TN 37215	Owner	158-03-0-074.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Smith Homes LLC, a Limited Liability Company**, hereinafter called the Grantor, by these presents does hereby quitclaim and transfer unto **Jonathan L. Smith and Elizabeth Smith, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, all of its interest in the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Lot No. 476 on the Plan of Hillsboro Park Section VI**, as of record in Book 2663, page 95, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the easterly margin of Kingsbury Drive, at the corner of Lots 475 and 476; thence with the line between said lots, easterly 268 feet to a corner of Lot 474; thence with the line between Lots 474 and 476, northeasterly 141 feet to a point; thence northwesterly 179.1 feet to a point; thence westerly 212.6 feet to the easterly margin of Kingsbury Drive; thence with the margin of the same, southerly 210 feet to the point of beginning.

Being the same property conveyed to Smith Homes, LLC, a Limited Liability Company, by Warranty Deed from Sharon Hill Spencer of record on 12/02/2021, at Instrument number 20211202-0159499, Davidson County Register of Deeds.

This property commonly known as 1916 Kingsbury Drive, Nashville, TN 37215.*
*Note that a street address is not, and is not part of a legal description.

Witness the hand of the Grantor's authorized representative, this 22 day of March, 2024:

Smith Homes LLC, a Limited Liability Company

By:

Jonathan L. Smith, its Managing Member

STATE OF Tennessee)

COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jonathan L. Smith**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Managing Member** of **Smith Homes LLC, a Limited Liability Company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Smith Homes LLC, a Limited Liability Company** for the purposes therein contained.

Witness my hand and official seal on this the 22nd day of **March, 2024**:

Elizabeth a. Smith

NOTARY PUBLIC Kara Palk

My Commission Expires: 06/02/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**:

KARA PALK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JUNE 02, 2026

Affiant JONATHAN L. SMITH

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22nd DAY OF **March, 2024:**

Notary Public Kara Palk

My Commission Expires: 06/02/2026

KARA PALK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JUNE 02, 2026