This Instrument Prepared By and Returned To: Linville Estate Law 830 Crescent Centre Drive, Ste. 320 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 24 day of October, 2024. Notary Public My Commission Expires: 4/22/26 KATHERINE LYNN LAUGHN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(D).**

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1202098 DEEDQC
11/05/2024 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241105-0085968

THIS INDENTURE, made this 24 day of October, 2024, among:

BLACK DOG PROPERTIES, LLC,

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

AND

WILLIAM E. SMITH, JR., UNMARRIED,

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 Black Dog Properties, LLC, by Quitclaim Deed from William E. Smith, Jr., unmarried, dated July 7, 2023, and recorded August 22, 2023, at Instrument No. 20230822-0065363 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 **Robert Kovacs.** 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.

Robert Kovacs, Member, Black Dog Properties, LLC

State of ~~Tennessee~~ New York
County of Albany

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 24 day of October, 2024

Notary Public
My Commission Expires: 9/6/2028

LINDSEY PELERIN
Notary Public, State of New York
Qualified in Albany County
Reg No. 01PE6346809
Commission Expires September 6, 2028

Owner Name & Property Address:

William E. Smith
1031 Ridglea Drive
Burns, TN 37029

Responsible Party For Taxes:

William E. Smith
1031 Ridglea Drive
Burns, TN 37029

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

Certificate of Authenticity

I, Trent Linville, do 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 10/24/24.

Date

Affiant Signature

10/24/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 24th day of October, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

