QUITCLAIM DEED

Karen Johnson
Batch # 1254584
04/01/2025 08 19 54 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250401-0024325

Reserved for Register of Deeds

STATE OF Florida
COUNTY OF Charlotte

The actual consideration for this transfer is $10.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March, 2025.

HH345861

Notary Public Charles Sanders

My Commission Expires:
January 3, 2027

CHARLES SANDERS
Commission # HH 345661
Expires January 3, 2027

Affix Notary Seal

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel Information:**
Anthony L. Smith 814 Old Coach Pl Hermitage, TN 37076	Anthony L. Smith 814 Old Coach Pl Hermitage, TN 37076	064-12-0-A-814.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of Ten Dollars and No Cents ($10.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, DENNIS L. SMITH, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto ANTHONY LLOYD SMITH, unmarried, JOSIE REESE SMITH, unmarried, and ZACHARY JORDAN SMITH, married, as Tenants in Common and hereinafter called the Grantees, their successors, heirs, and assigns, all of his entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 814, on the plan of Fox Run, First Revision – Part of Sec. 2, as shown by plat of record in Book 5200, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DENNIS L. SMITH from DENNIS L. SMITH, Married and TERRY L. SMITH, Unmarried, by Quitclaim Deed signed May 23rd, 2022 and filed May 26th, 2022, recorded with reference number 20220526-0061040, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee. DENNIS L. SMITH, Principal, designated his spouse BETTY J. DENNIS, and his son, ANTHONY TODD SMITH, as his Agents by Durable Financial

Power of Attorney signed on February 21st, 2019 and recorded February 26th, 2025, appearing with Instrument Number 20250226-0014293 with the Davidson County Register of Deeds Office, State of Tennessee.

This is an improved property known as 814 Old Coach Pl, Hermitage, TN 37076.

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I set my hand on this the 12 day of March, 2025.

Dennis L. Smith by Betty J. Dennis as Attorney-in-Fact

Grantor – DENNIS L. SMITH
by Betty J. Dennis as Attorney-in-Fact

Dennis L Smith by Anthony Todd Smith as Attorney-in-Fact

Grantor – DENNIS L. SMITH
by Anthony Todd Smith as Attorney-in-Fact

STATE OF Florida
COUNTY Charlotte

Personally appeared before me, Anthony Smith + Betty Dennis (*Notary Printed Name*), Notary Public in and for said county and state, the within named BETTY J. DENNIS and ANTHONY TODD SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposed therein contained and who further acknowledged that they are the Attorneys-in-Fact of the Principal DENNIS L. SMITH, the Attorneys-in-Fact being authorized by the Principal to execute this instrument on behalf of the Principal.

WITNESS my hand and official seal in Charlotte (*City*), FLORIDA (*State*), on this the 12 day of March, 2025.

Deborah L. Pritchard
Notary Public – *Signature*

My Commission Expires: 04/06/2027

Notary Public State of Florida
Deborah L Pritchard
My Commission HH 383841
Expires 4/6/2027

Affix Notary Seal