2025-0227A

PREPARED BY:
SIDWELL, BARRETT, GORE & REYNOLDS, PC
121First Ave. South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1255860 DEEDQC
04/03/2025 07:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250403-0025233

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me

this 2nd day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 11/10/25

ADDRESS OF NEW OWNER:
Haury & Smith Contractors, Inc.
7065 Moores Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
Haury & Smith Contractors, Inc.
7065 Moores Lane
Brentwood, TN 37027

Map/Parcel:
096090F001.00CO
096090F002.00CO

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, **R & S Rental Properties, LLC, a Tennessee limited liability company** Grantor, hereby convey all of its undivided right, title and interest to the hereinafter described property to **Haury & Smith Contractors, Inc., a Tennessee corporation**, Grantee. Said property conveyed herein is described as follows:

Land located in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1: 327 Seneca Drive

Being Unit A, as shown on the plan for Homes of Seneca Drive, a Horizontal Property Regime with Private Elements, Plat Exhibit "C" of record in Instrument No. 20241119-0089489, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT 2: 329 Seneca Drive

Being Unit B, as shown on the plan for Homes of Seneca Drive, a Horizontal Property Regime with Private Elements, Plat Exhibit "C" of record in Instrument No. 20241119-0089489, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being a portion of the same property conveyed to R & S Rental Properties, LLC a Limited Liability Company by Quitclaim Deed from Reese L Smith III and Stephen B. Smith, each owning a 50% undivided interest of record in Instrument No. 20011101-0119220, dated February 16, 2001, and recorded November 1, 2001, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, this document was executed this 2 day of April, 2025.

R & S Rental Properties, LLC

By: Stephen B. Smith
Its: Member

By: Reese L. Smith, III
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stephen B. Smith with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Member of R & S Rental Properties, LLC. (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 2 day of April, 2025.

Notary Public
My Commission Expires: 11/10/25

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Reese L. Smith, III with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Member of R & S Rental Properties, LLC. (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 2 day of April, 2025.

Notary Public
My Commission Expires: 11/10/25

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 2nd day of April, 2025.

K. Thomas Sidwell
Date: 4-2-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 2nd day of April, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

