Karen Johnson Davidson County
Batch # 1297082 DEEDQC
07/14/2025 09 36 50 AM 3 pgs
Fees $17 00 Taxes $0 00
20250714-0055147

This instrument prepared by Reginald Harrion, Esq., for Smolar Andriko Law Group, 200 Fleet Street, Suite 6100, Pittsburgh, PA 15220 (Main Office), Tennessee Bar ID: 040700

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 110070TN

31175115

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) LIAM SMITH, a married man, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), LIAM SMITH and MARION KIRKPATRICK, husband and wife, as tenants by the entireties, whose address is 3102 Harlin Drive, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF AN ADDITION TO AND A REVISION OF LOTS NOS. 93, 94, 95, 96, 97 OF THE H. G. MCNABB SUBDIVISION OF RECORD IN PLAT BOOK 1130, PAGE 79, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCL110070TNDQTC01010103

County Parcel number: 119 13 0 028.00
Street address of property: 3102 Harlin Drive, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument: 20231013-0080490 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Liam Smith and Marion Kirkpatrick, 3102 Harlin Drive, Nashville, TN 37211

Signed this 1st day of July, 2025,

Signature(s) of Grantor(s):

Liam Smith

STATE OF Tennessee, COUNTY OF Davidson, SS:

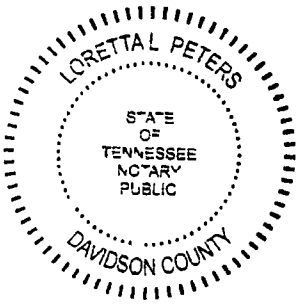
BE IT REMEMBERED That on this 1st day of July, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Liam Smith**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Loretta L. Peters
Notary Public Loretta L. Peters

My Commission Expires
January 24, 2028

No title search was performed on the subject property by the preparer The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.



PCL110070TNDQTC01010203

OATH OF CONSIDERATION

We, Liam Smith and Marion Kirkpatrick, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 1st day of July, 20 25,

Signatures of Affiant(s):

Liam Smith

Marion Kirkpatrick

State of Tennessee County of Davidson

Sworn and subscribed before me this 1st day of July, 20 25.

Notary Public Loretta L. Peters

My Commission Expires
January 24, 2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Visionet Systems Inc.
111 Technology Dr
Pittsburgh, PA 15275

PCL110070TNDQTC01010303