Karen Johnson Davidson County
Batch# 1302987 DEEDQC
07/28/2025 02:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250728-0059465

This Instrument Prepared By:

Michael R. Griffin
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

R. Dudley Smith

AFFIANT

Subscribed and sworn to before me, this 25 day of July, 2025.

Notary Public

My Commission Expires: 07/03/2028

MICHAEL R. GRIFFIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2028

Address New Owners As Follows:
Peony Garden House, LLC
1221 Cliftee Drive
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel Number:
159-06-0B-038.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **R. DUDLEY SMITH, JR.** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **PEONY GARDEN HOUSE, LLC, a Tennessee limited liability company** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The legal description is the same as in the previous instrument of record. A new legal description was not prepared for this transaction.

This is property known as 1761 Woodsong Drive, Brentwood, TN 37027 and is unimproved, and as such, has never been the primary residence of the Grantor or the Grantor's spouse.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 25 day of July, 2025.

GRANTOR:

R. Dudley Smith, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **R. DUDLEY SMITH, JR.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of July, 2025.

Notary Public

My Commission Expires: 07/03/2028



EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 38 Final Plat Voce, Phase 2B of record as Instrument No. 20220419-0045340, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to R. Dudley Smith, Jr. by deed from R. Dudley Smith, Jr. and Patricia Gail Smith, husband and wife, of record as Instrument No. 202507280059464, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Michael R. Griffin, 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 July 25, 2025.

Affiant Signature

Date: 07/25/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of July, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

