Karen Johnson
Batch # 1309446
08/13/2025 08:19:50 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250813-0064293

PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

Doyle Smith, Jr.

SWORN AND SUBSCRIBED before me this 29th day of July, 2025.

ROLAND T. HAIRSTON II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires

My commission expires: 9/8/2025

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map + Parcel + Legal Reference Number
Doyle Smith, Jr. and Nancy Smith, Husband and Wife 5259 Buena Vista Pike Nashville, TN 37218 **William Porter Hester, Jr.** 5420 North Ocean Dr., Unit 1403 Riviera Beach, FL 33404 **Roderick Fitzgerald Hester** 696 Alexander Farms Lane SW Marietta, GA 30064	**Doyle Smith, Jr. and Nancy Smith, Husband and Wife** 5259 Buena Vista Pike Nashville, TN 37218 **William Porter Hester, Jr.** 5420 North Ocean Dr., Unit 1403 Riviera Beach, FL 33404 **Roderick Fitzgerald Hester** 696 Alexander Farms Lane SW Marietta, GA 30064	080 08 0 245.00 Legal Reference Number: 20241025-0082909

THIS QUITCLAIM DEED made this the 29th day of July, 2025 by **Doyle Smith, Jr.**, (later called "Grantor"), whose mailing address is 5259 Buena Vista Pike, Nashville TN 37218. As to any interest owned by Grantor in his individual capacity, Grantor conveys all right, title and interest that he may have in his individual capacity to **DOYLE SMITH, JR. AND NANCY SMITH, HUSBAND AND WIFE**, as tenants by the entirety (collectively, the "Grantee"). This conveyance shall not affect any interest owned by the other owners **William Porter Hester, Jr.** and **Roderick Fitzgerald Hester.**

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of section four, Bordeaux Hills, of record in Book 3600, Page 49, Register's Office for said County.

Said lot fronts 60 feet on the west side of Mexico Drive and extends back 159.25 feet on the south line and 146.84 feet on the north line to a dead line in the rear on which it measures 60.64 feet.

This property is commonly known as 3233 Mexico Drive, Nashville, TN 37218.

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 29th day of July, 2025.

Doyle Smith, Jr., GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Doyle Smith, Jr.**, the Grantor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 29th day of July, 2025.

NOTARY PUBLIC

ROLAND T. HAMILTON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

My commission expires: 9/8/2025