QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jonathan Daniel Smith 5001 Kentucky Ave. Nashville, TN 37209	Same as New Owner	091-07-0Z-002.002

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Jessica Louise Heritage ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Jonathan Daniel Smith (Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5001 Kentucky Avenue Townhouse, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150811-0080442, which is a planned unit development, and By-Laws attached thereto, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathan Daniel Smith, an unmarried man, by Warranty Deed from Catherine Lynn Dozier, aka, Catherine Wright, married, dated August 2, 2019, of record in Instrument Number 20190805-0076951, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Daniel Smith, an unmarried man, and Jessica Louis Smith, an unmarried woman, as joint tenants with right of survivorship by Quit Claim Deed from Jonathan Daniel Smith, an unmarried man dated October 21, 2019, of record in Instrument Number 20191021-0107776, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as 5001 Kentucky Ave., Nashville, TN 37209.

Karen Johnson Davidson County
Batch # 1338107 DEEDQC
10/24/2025 08 41 20 AM 3 pgs
Fees $17 00 Taxes $0 00
20251024-0084631

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 30 day of July, 2025.

Jessica Louise Heritage

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Jessica Louise Heritage, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 30th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: May 8 2028

SHELBY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared by:
Brooke Usher
Usher Family Law, PLLC
20 Music Circle East
Nashville, Tennessee 37203
615.345.6611

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

(Jessica Heritage)
AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 30th day of 30, 2025.

NOTARY PUBLIC

My Commission Expires: May 8, 2028

SHELBY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY