Karen Johnson Davidson County
Batch# 1341433 DEEDQC
11/03/2025 09:11:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251103-0087105

File No: TN-2509-036263-RF
Grantor's Loan No. _____

After Recording, Send to:
Aiden Smith and Marianne Smith
1413-A Otay St, Nashville, TN 37216

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Aiden Smith and Marianne Smith, 1413-A Otay St, Nashville, TN 37216

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 072 11 3J 001.00

QUITCLAIM DEED

Aidan Smith who acquired title as Paul Aidan Smith and **Marianne Smith F/K/A Marianne Ulett,** husband and wife, ("Grantor"), of 1413-A Otay St, Nashville, TN 37216, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Aidan Smith** and **Marianne Smith,** husband and wife as tenants by the entirety, ("Grantee"), whose tax mailing address is 1413-A Otay St, Nashville, TN 37216, with quitclaim covenants, his/her/their interest in the following described real estate:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 1413 Otay Street Townhomes, A Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20161122-0123253 amended in Instrument No. 20170313-0024368 and in Instrument No. 20171018-0106765, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

APN: 072 11 3J 001.00

Property Address is: 1413-A Otay St, Nashville, TN 37216

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Being that property conveyed from Robert A. Eggers to Paul Aidan Smith, a single man, and Marianne Ulett, a single woman by Warranty Deed recorded July 22, 2024 as Instrument Number 20240722-0054810 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 10/16, 2025:

P. Aidan Smith

Aidan Smith

STATE OF TN
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Aidan Smith**, personally known to me, or has produced TN DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16 day of 10, 2025.

Clinton Bryant
Notary Public

CLINTON BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 22, 2029

Executed by the undersigned on October 16, 2025:

Marianne Smith F/K/A Marianne Ulett

Marianne Smith F/K/A Marianne Ulett

STATE OF TN
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Marianne Smith**, personally known to me, or has produced TN DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16 day of 10, 2025.

Clinton Bryant
Notary Public

CLINTON BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 22, 2029

STATE OF TN
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 16 day of 10, 2025.

Clinton Bryant
Notary Public

My Commission Expires: 01-22-2029

SEAL



Tennessee Certification of Electronic Document

I, MAILY DINH, 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 10/16/25 (date of document).

Affiant Signature

10/20/25
Date

State of California

County of Orange

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfullness, accuracy, or validity of that document.

Sworn to and subscribed before me this 20 day of OCTOBER, 2025.

MA VERONICA B. REZABA
Notary Public - California
Orange County
Commission # 2456470
My Comm. Expires Aug 1, 2027

Notary's Signature

MY COMMISSION EXPIRES: 8/1/2027

NOTARY'S SEAL