Karen Johnson
Batch # 1347883
11/19/2025 09 28 30 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251119-0092149

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
611 Woodland Street
Nashville, Tennessee 37206
615.896.2022

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.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This the 18th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 01-04-2027

SARAH CAMERON VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Sumitup Trust 1201 Greenland Ave. Nashville, TN 37216	Same as New Owner	061-12-0-180.00

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, Lisa L. Smith ("Grantors"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Sumitup Trust (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 Lot No. 1 on the Plan of the proposed subdivision of the East End of Lot No. 3 of the Williams Lan or Sallie W. Love Tract, not of record, and described as follows, to-wit:

Beginning on the northerly margin of Greenland Avenue, at the southeast corner or in the east line of Lot No. 37 on the Plan of the west part of the Greenland tract, as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee; thence with the east line of said Lot No. 37 and the west line of said Lot No. 1, being the west line of the 45-acre tract described in the deed from Geo. W. Killebrew, Trustee, et al., to John L. Kennedy, Jr., of record in Book 522, Page 153, Register's Office, northerly 411-1/2 feet to the south line of Lot No. 4 of the Williams Land; thence with the said line South 63° 55' East 100 feet to the corner of Lots Nos. 1 and 2 on the Plan of said proposed subdivision; thence southerly with the line between said two lots 413-1/4 feet to the northerly margin of Greenland Avenue; thence with the northerly margin of said Avenue, westerly 100 feet to the beginning

Being the same property conveyed to Lisa L. Smith, unmarried, by Warranty Deed from George Alvin Tribble, Grantor, of record in Instrument No. 20120905-0080012, Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 5, 2012.

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

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 **1201 Greenland Avenue, Nashville, TN 37216**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 18th day of November, 2025.

LISA SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Lisa Smith, 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 18th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 01-04-2027

