Karen Johnson
Batch # 1347883
11/19/2025 09 28 30 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251119-0092150

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 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	09114020800

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 ("Grantor"), 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 the southerly 49 feet of the westerly 150 feet of Lot No. 6, and the northerly 11 feet of the westerly 150 feet of Lot No. 7, on the Map of W A. Hinton's Subdivision of Blocks No. 15 and 29 of the C.C. Vernon Farm, as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa L. Smith, unmarried, by Quit Claim Deed from Deborah Graham, unmarried, of record in Instrument No. 20201028-0125632, Register's Office for Davidson County, Tennessee, dated October 22, 2020, and recorded on October 28, 2020.

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 **304 Orlando Avenue, Nashville, TN 37209**

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

LISA L. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Lisa L. 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 the 18th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: 01-04-2027

