Karen Johnson Davidson County
Batch # 1347883 DEEDQC
11/19/2025 09 28 30 AM 3 pgs
Fees $17 00 Taxes $0 00
20251119-0092152

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.
Bebelú Trust 1201 Greenland Ave. Nashville, TN 37216	Same as New Owner	092-07-0-319.00

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 Smith and Debbie Graham ("Grantors"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Bebelú 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. 3 on the Plan of E.C. Scruggs' Subdivision of Lot Nos. 17 to 22 inclusive in Bosticks Third Addition, of Record in Book 161, Page 41 (being erroneously omitted in prior warranty deed) in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Smith and Debbie Graham, joint tenants in common, with rights of survivorship, by Warranty Deed from Anthony Fragale, unmarried, Grantor, of record in Instrument No. 20121217-0116162, Register's Office for Davidson County, Tennessee, dated December 13, 2012, and recorded on December 17, 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 **1731 Herman Street, Nashville, TN 37208**

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

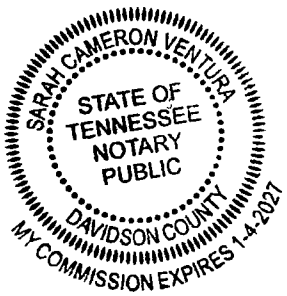
DEBBIE GRAHAM, Grantor

LISA SMITH, Grantor

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 the 18th day of November, 2025.



NOTARY PUBLIC

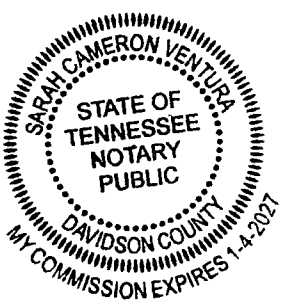
My Commission Expires: 01-04-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Debbie Graham, 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 he 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