QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1350741 DEEDQC
11/25/2025 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251125-0094083

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MADISON WHITE AND AVERY GLENN SMITH JR.	**SAME**	
(NAME) **108 BERKLEY DRIVE**	(NAME)	**051 12 0 038.00**
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MADISON WHITE, A MARRIED WOMAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **MADISON WHITE AND AVERY GLENN SMITH JR., WIFE AND HUSBAND** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 AND THE WEST ONE-HALF OF LOT NO. 44, ON THE PLAN OF SECTION ONE, MORNINGSIDE HEIGHTS OF RECORD IN PLAT BOOK 1130, PAGE 76, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT AND PART OF SAID LOT ADJOIN IN FRONT TOGETHER 117.5 FEET ON THE SOUTH SIDE OF BERKLEY DRIVE AND RUN BACK BETWEEN PARALLEL LINES 150.1 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MADISON WHITE BY WARRANTY DEED FROM REVISION HOMES, LLC, DATED JUNE 15, 2020 AND FILED FOR RECORD ON JUNE 18, 2020 IN INSTRUMENT NO. 20200618-0064684, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO MADISON WHITE, A SINGLE LADY BY QUITCLAIM DEED FROM MADISON WHITE, A SINGLE LADY, DATED JUNE 15, 2020 AND FILED FOR RECORD ON JUNE 18, 2020 IN INSTRUMENT NO. 20200618-0064686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is Improved Property commonly known as: 108 Berkley Drive, Madison, TN 37115.

***IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES PURSUANT TO TCA § 66-1-109.**

*** MADISON WHITE AND AVERY GLENN SMITH JR. HAVING SINCE BEEN MARRIED.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 24 day of November, 2025.

MADISON WHITE

STATE OF Tennessee

COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Madison White, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of November, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 11/24/2025.

Date

Affiant Signature

11/24/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of November, 2025.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

