Karen Johnson Davidson County
Batch# 1355954 DEEDQC
12/10/2025 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251210-0098103

STATE OF TN
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 9 day of December, 2025.

Notary Public

My commission expires: 4.19.26

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KTR Properties, LLC		150 02 0 159.00
818 LAW LN **MT PLEASANT, SC 29464**	Same	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Tyler Robertson** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **KTR PROPERTIES, LLC** herein called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 37-A, Section One-Revised Zone Lot Division Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, & 45, Habor Gate, as shown by plat appearing of reocrd in Book 5200, Page 712, amended in Book 6250, Page 638, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tyler Robertson from Dennis J Smith and Sherry H Smith, Trustees of The Dennis and Sherry Smith Living Trust dated November 24,2025 and recorded on December 3, 2025 in Inst No 20251203-0095903 Registers Office for Davidson Co, Tennessee.

Being the same property conveyed to The Dennis and Sherry Smith Living Trust, Dennis J Smith and Sherry H Smith, Trustees, by Quitclaim Deed from Dennis J Smith, married, dated July 25, 2018, of record in Instrument No. 20180730-0073937, Register's Office for Davidson County, Tennessee.

WITNESS my/our hand(s) this _____ day of DECEMBER, 2025.

December 3, 2025

TYLER ROBERTSON

STATE OF South Carolina
COUNTY OF Charleston

On this 3rd DAY OF December ,2025 before me personally appeared **TYLER ROBERTSON**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Witness my hand this 3rd day of December, **2025.**

Notary Public

My commission expires: 03/31/2033

LYNETTE S. MANIGAULT
Notary Public
State of South Carolina
My Commission Expires Mar 31, 2033

Certificate of Authenticity

I, Grace Vance, 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 12/3/25.
Date

GV
Affiant Signature

12/9/25
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 9th day of December, 2025.

Notary's Signature

My Commission Expires: 4.1926

Notary's Seal (if on pape