Karen Johnson
Batch # 1358091
12/15/2025 11:10:54 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251215-0099488

Address New Owner:	Map-Parcel Numbers:
Melissa S. Smith 1521 Stoner Valley Hermitage, TN 37076	Map and Parcel Number 075 110 A 01800 CO
Send Tax Bills To:	Address of Mortgagee:
Melissa S. Smith 1521 Stoner Valley Hermitage, TN 37076	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923
This instrument prepared by: Audrey Lee Anderson, 107 Music City Circle, Suite101, Nashville, TN 37214.	

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Brent A. Smith (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Melissa S. Smith (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of First Revision, Phase One, Heritage Meadows, of record in Plat Book 9700, page 167 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Erin Elysa Rotz and husband, Matthew S. Rotz, by deed dated July 12, 2005, from Donald E. Thomas and wife Jacqueline Thomas, of record in Instrument No. 200507140081929, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 075 110 A 01800 CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Heritage Meadows, of record in Book 10337, page 102, and Book 11029, page 414, Register's Office for Davidson County, Tennessee, (Omitting therefrom any covenants, conditions or restriction, if any based on race, color, religion, sex, handicap, familial status, or national

origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Dedication of common area to Heritage Meadows Property Owners Association of record in Instrument No. 20090115-0003848, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Heritage Meadows Property Owners Association of record in Book 11114, page 771, Register's Office for Davidson County, Tennessee.
5. All Matters appearing on the Plan of record as Book 9700, page 167, Register's Office for Davidson County, Tennessee.
6. All matter appearing on the Boundary Plan of record as Book 9700, page 88, Register's Office for Davidson County, Tennessee.
7. Easement for utilities of record in Book 6838, page 485, Register's Office for Davidson County, Tennessee.
8. Easement for temporary construction of record in Book 7404, page 562, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20031106-0163196, Register's Office for Davidson County, Tennessee.

This is improved property located at 1521 Stoner Valley, Hermitage, TN 37076.

Being the same property conveyed to Brent A. Smith and wife, Melissa S. Smith by Warranty Deed dated 04/24/2014, and recorded at Instrument No. 20140424-0034649 in the Register's Office for Davidson County, TN.

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

The actual consideration for this transfer is a property settlement as a result of divorce.

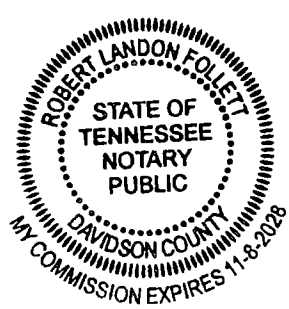
Melissa S. Smith

Melissa S. Smith (Grantee)

Sworn to and Subscribed to before me this 11th day of December, 2025.

NOTARY PUBLIC

My commission expires: 11-8-2028



STATE OF Tennessee
COUNTY OF Davidson

WITNESS the hand of the Grantor, BRENT A. SMITH, this the 19 day of November, 2025. The actual consideration for this transfer is a property settlement as a result of divorce.

Brent A. Smith

BRENT A. SMITH

Subscribed and sworn to before me this 19 day of November, 2025.

BREANNA SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

Breanna Simmons
Notary Public

My Commission Expires: 5-08-2029