Karen Johnson Davidson County
Batch # 1361250 DEEDQC
12/23/2025 01:21:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251223-0102155

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dominick Randolph Smith **129 Page Road** **Nashville, Tennessee 37205**	**130-05-0-023.00**	**Same as Owner**
This instrument prepared based upon information provided by the parties without a title search by: Rachel M. Thomas, Esq. 1818 20th Avenue South, Suite 300, Nashville, Tennessee 37212		

The actual consideration or value, whichever is greater, for this transfer is $0.00, in accordance with the conditions of the Final Decree of Divorce entered by the Third Circuit Court of Davidson County, Tennessee. This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(v).

Dominick Randolph Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LILLIAN LENTCHNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. SEPTEMBER 03, 2029

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

NOTARY PUBLIC

My Commission Expires: 09/03/2029

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), in accordance with the conditions of the Final Decree of Divorce entered by the Third Circuit Court of Davidson County, Tennessee, **LINDSEY MILAM SMITH**, ("Grantor"), by these presents, does hereby quitclaim and convey unto **DOMINICK RANDOLPH SMITH**, ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14, Block J on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 of record in Plat Book 1130, Page (s) 71 and 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dominick Randolph Smith and Lindsey Milam Smith, husband and wife by Kalyn B. Crosby and Colin G. Crosby, wife and husband, by Warranty Deed recorded on January 4, 2018, in Instrument No. 20180104-0001329, in the Register's Office of Davidson County, Tennessee. Dominick Randolph Smith and Lindsey Milam Smith having since divorced. Lindsey Milam Smith executes this Quitclaim Deed in accordance with the terms of the Marital Dissolution Agreement filed on August 13, 2025, and amended by subsequent Agreed

Order Modifying Parties' Marital Dissolution Agreement, entered on October 30, 2025, in Davidson County Circuit Court under Docket No. 23D-1533.

This is improved property known as:
129 Page Road, Nashville, Tennessee 37205.

Legal description obtained from prior deed.

This conveyance is subject to any and all existing easements and encumbrances of record.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 19th day of December, 2025.

Lindsey Milam Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDSEY MILAM SMITH**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 19th day of December, 2025.

EMILY E. HOODLET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

NOTARY PUBLIC

My Commission Expires: 09/07/2026

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTIONS HEREIN ARE TAKEN FROM THE PRIOR INSTRUMENTS OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.