Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Monteray S. Smith **2312 Golf Club Lane** **Nashville, TN 37215**	**117 06 0 009.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Warren D. Smith, III and wife, Monteray S. Smith** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Monteray S. Smith** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2312 Golf Club Lane, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1371608
01/22/2026 08:39:29 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260122-0005143

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 19 day of January, 2026.

KATIE CRESCENTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 04/20/2027

shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 19 day of January, 2026.

WARREN D. SMITH, III

MONTERAY S. 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 **WARREN D. SMITH, III and MONTERAY SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19 day of January, 2026.

Notary Public

My Commission Expires:
06/20/2027

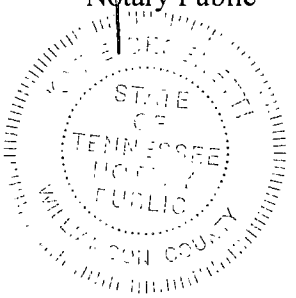


EXHIBIT A

(Legal Description of the Property)

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, and being part of Lot No. 1 on the Plan of the Farm Lands of Samuel Watkins, deceased, as of record in Book 57, page 16, of the Register's Office for said County and described according to a survey thereof made by W. B. Southgate, Surveyor, in September, 1926, as follows:

Beginning at the northwest corner of Golf Club Road and an unnamed Street, which Street runs in a northerly direction from the said Golf Club Road between this land and that conveyed to C. F. Anderson, by deed from E. L. Hampton and wife, dated August 4, 1926, and of record in Book 716, page 259, said Register's Office; thence with the northerly margin of the said Golf Club Road, North 86° 30' West 170 feet; thence north 3½° east 300 feet; thence south 86° 30' east 209 feet to the westerly margin of the above mentioned unnamed Street; thence with the same, south 11° west 302½ feet to the beginning.

BEING the same property conveyed to WARREN D. SMITH and wife, MONTERAY S. SMITH, by deed of record as Instrument Number 20050715-0082663, in the Register's Office for Davidson County, Tennessee.