This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1375881 DEEDQC
02/04/2026 03:19:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260204-0008002

The actual consideration or value Whichever is greater for this Transfer is NO MONETARY CONSIDERATION .

Janice Dillard
Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me, this the 21 day of January, 2026.

Maranee Stowell, Notary Public
My Commission Expires: 6/03/2029

MARANEE STOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, AND/OR KANE & CROWELL, PLLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:
Christopher D. Smith and M. Kathaleen Smith, Trustees of the Christopher D. and M. Kathaleen Smith Joint Revocable Trust Agreement dated February 27, 2007, and any amendments thereto
110 Geers Court
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
Christopher D. Smith and M. Kathaleen Smith, Trustees of the Christopher D. and M. Kathaleen Smith Joint Revocable Trust Agreement dated February 27, 2007, and any amendments thereto
110 Geers Court
Lebanon, Tennessee 37087

MAP AND PARCEL:
097020A29200CO

FOR NO MONETARY CONSIDERATION, We, **Christopher D. Smith and M. Kathaleen Smith, husband and wife,** by these presents do hereby quitclaim and convey all our right, title, and interest unto **Christopher D. Smith and M. Kathaleen Smith, Trustees of the Christopher D. and M. Kathaleen Smith Joint Revocable Trust Agreement dated February 27, 2007, and any amendments thereto,** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of the Final Plat of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Plat at Instrument No. 20120502-0037433, 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 Christopher D. Smith and M. Kathaleen Smith, husband and wife, by Warranty Deed from Melanie Hansel, an unmarried woman, dated December 11, 2014 and recorded on December 15, 2014, and of record in Instrument No: 20141215-0114665, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the Plan of record in Plat at Instrument No. 20120502-0037433 and Plat Book 2, Page 160; Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood of record in Instrument Number 20080408-0035567, as supplemented in Instrument No. 20110427-0032201, Instrument No. 20120320-0023510 and as Instrument No. 20140424-0034614; Deed of common areas to The Villages of Riverwood Homeowners Association, Inc, of record in Instrument Number 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200; Transmission Line Easement of record in Book 4586, Page 242: Storm water detention agreement of record in Instrument Number 20070713-0083651; 5. Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828; Easement to Comcast of record in Instrument Number 20090109-0002452; Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201; Storm water drainage easement of record in Instrument Number 20051219-0152202; Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument No. 20100108-0001966; Slope easement of record in Instrument Number 20100108-0001967 and Instrument No. 20100108-0001968; Easements of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395; Easement to the United States of America of record in Book 4586, Page 242; all Register's Office for Davidson County, Tennessee; Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1347 Riverbrook Drive, Hermitage, T'N 37076.

Witness by our hands this the 21st day of January, 2026.

Christopher D. Smith

M. Kathaleen Smith

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 21st day of January, 2026, personally appeared before me **Christopher D. Smith and M. Kathaleen Smith**, with each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the persons who each executed the foregoing instrument and who each acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal.



Maranee Stowell, Notary Public
My Commission Expires: 6/03/29