QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1384137 DEEDQC
02/23/2026 12:43:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260223-0014235

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Stephanie Marcum
Affiant

Subscribed and sworn to me on February 23, 2026.

Carson L Price
NOTARY PUBLIC

My Commission Expires: March 9, 2027

CARSON L. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Beverly Smith and Stephanie Marcum 7180 Harper Rd. Joelton, TN 37080	Beverly Smith and Stephanie Marcum 7180 Harper Rd. Joelton, TN 37080	014 00 0 140.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Beverly Smith, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Beverly Smith and Stephanie Marcum, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 14th Civil District of Davidson County Tennessee, on the unrecorded plan of A. J. Williams Tract, described according to a survey made by Donald R. Carver, dated 5/11/73, as follows:

Beginning at an iron pin located 2,045 feet north of the north right-of-way of Clarksville Highway, said iron pin also being located on the east margin of Harper Road; thence with the margin of said Road, N 2 deg. 13' W 300 feet to an iron pin; thence leaving said road, N 89 deg. 0' E 435 feet to an iron pin; thence S 2 deg. 13' E 300 feet to an iron pin; thence S 89 deg. W 435 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Paul E. Smith and wife, Beverly Smith, by Warranty Deed from Ruth LaRue and Eddie Greer, Trustee, dated September 13th, 2011, and recorded on September 13th, 2011, of record in Instrument No. 20110913-0071108, Register's Office for Davidson County, Tennessee.

This is improved property, known as 7180 Harper Road, Joelton, TN 37080.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on February 23, 2026.

Beverly Smith

Beverly Smith

CARSON L. PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On February 23, 2026, before me personally appeared **Beverly Smith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on February 23, 2026.

Carson L Price
NOTARY PUBLIC

My Commission Expires: March 9, 2027