Karen Johnson Davidson County
Batch# 1387220 DEEDQC
03/02/2026 03:59:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260302-0016353

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: Advocus Title, One South Wacker Drive, Suite 2400, Chicago, IL 60606

Order Number: 26001447TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **ELIZABETH MADISON SMITH**, unmarried and **ELIZABETH HENDERSON SMITH**, unmarried, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **ELIZABETH MADISON SMITH**, unmarried, whose address is 4716 Tanglewood Drive, Nashville, TN 37216, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS A PART OF THE NORTHEAST PART OF TRACT 3 OF THE A. J. MCGAUGHEY LAND, NOT OF RECORD (ERRONEOUSLY REFERRED TO AS MCDAUGHEY LAND IN PRIOR DEED) SHOWN AS AN UNNUMBERED TRACT ON THE PLAN OF A. J. MCGAUGHEY'S 2ND HAYSBORO SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE SOUTHERLY PART OF LOT NO. 20 ON THE UNRECORDED PLAN OF MRS. MCGAUGHEY'S SUBDIVISION OF PART OF TRACT 3 OF A. J. MCGAUGHEY'S 2ND HAYSBORO SUBDIVISION, AND DESCRIBED ACCORDING TO A SURVEY MADE NOVEMBER 24, 1954 BY STEPHEN A. DRAPER, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY MARGIN OF TANGLEWOOD DRIVE, AT AN IRON PIN 150 FEET SOUTHEASTERLY, AS MEASURED ALONG THE MARGIN OF SAID DRIVE, FROM THE

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SOUTHEASTERLY MARGIN OF HAYSBORO ROAD; THENCE NORTH 64 DEGREES EAST 291 FEET TO AN IRON PIN; THENCE SOUTH 16 DEGREES FAST 55 FEET TO A POINT; THENCE SOUTH 19 DEGREES 30 MINUTES EAST 45 FEET TO AN IRON PIN AT THE COMMON CORNER OF LOTS 20 AND 21; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTH 64 DEGREES WEST 295 FEET TO AN IRON PIN ON THE NORTHEAST MARGIN OF TANGLEWOOD DRIVE; THENCE WITH SAID DRIVE, NORTH 16 DEGREES WEST 100 FEET TO THE BEGINNING.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 061-04-0-123.00
Street address of property: 4716 Tanglewood Drive, Nashville, TN 37216
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20240517-0036904 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Elizabeth Madison Smith, 4716 Tanglewood Drive, Nashville, TN 37216

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202603020016353

Signed this 17th day of February, 2026.

Signature(s) of Grantor(s): (1 of 2)

Elizabeth Madison Smith

Elizabeth Madison Smith

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 17th day of February, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Eliazabeth Madison Smith**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Ronielle Robins

Notary Public

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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Signed this 17th day of February, 2026.

Signature(s) of Grantor(s): (2 of 2)

Elizabeth Henderson Smith

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 17th day of February, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Elizabeth Henderson Smith**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DANIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

I, Elizabeth Madison Smith, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 17th day of February, 2026.

Signatures of Affiant(s):

Elizabeth Madison Smith

Elizabeth Madison Smith

Sworn and subscribed before me this 17th day of February, 2026.

Ronielle Robins

Notary Public

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

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Certificate of Authenticity

I, Peter Ranser, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/17/2026.

Date

Affiant Signature

2/17/2026

Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 17th day of February, 2026.

Notary's Signature

OFFICIAL SEAL
LOURDES SIMMS
Notary Public, State of Illinois
Commission No. 908205
My Commission Expires February 07, 2028

My Commission Expires: 2/7/28

Date

Notary's Seal (if on paper)