Karen Johnson Davidson County
Batch# 1391529 DEEDQC
03/11/2026 01:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260311-0019435

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed, and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-0879	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 11 day of MAR 2026. *Notary Public* *My commission expires:* 1.21.29 JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
Name and Address of New Owner: Bernard Smith 913 S. Douglas Ave. Nashville, TN 37204	
Send Tax Bills To: New Owner	
Street Address of Subject Property: 519 Rosedale Avenue Nashville, TN 37211	**Parcel ID:** 118 04 0 112.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **519 Rosedale Development, LLC a Tennessee limited liability company** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Bernard Smith, a married man** hereinafter called **"GRANTEE,"** their heirs and assigns, all of their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section I, Hurdwood Heights of record in Plat Book 2330, Page 24, 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 519 Rosedale Development, LLC a Tennessee limited liability company, by warranty deed of Stephen Douglas Wood, unmarried of record in Instrument #20241209-0095389, Register's Office, Davidson County, TN dated November 22, 2024, recorded December 9, 2024.

519 Rosedale Development, LLC

Member

Bernard Smith, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Bernard Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be a member of 519 Rosedale Development, LLC., the within named bargainor, a limited liability company, and that he, as such member , being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of MAR., 2026

Commission expires: 1.21.29

Notary Public

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 MAR. 11, 2026.

Affiant Signature

MAR. 11, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of MAR. 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY