AFTER RECORDING RETURN TO:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2069723-1

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1398919 DEEDQC
03/30/2026 11:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260330-0024940

Parcel ID No.: 147 06 0 227.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 21ST day of MARCH, 2026, by and between **RICHARD F. SMITH and ASTRID MENESES GUILLEN, husband and wife,** residing at 627 Whispering Hills Drive, Nashville, TN 37211 and **PATRICK C. SMITH, unmarried,** residing at 7500 Cedar Forest Road, Lebanon, TN 37090, hereinafter referred to as Grantor(s) and **RICHARD F. SMITH and ASTRID MENESES GUILLEN, husband and wife, as joint tenants with right of survivorship,** residing at 627 Whispering Hills Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero and 00/100 ($0.00) Dollars, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 627 Whispering Hills Drive, Nashville, TN 37211

Grantor's Source of Title: Instrument: 20231204-0093109 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

RICHARD F. SMITH

ASTRID MENESES GUILLEN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RICHARD F. SMITH and ASTRID MENESES GUILLEN**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Wilson Bank + Trust, this 21st day of March, 20 26.

Notary Public

My Commission expires: Nov 20 2029

JULIANA RIEL
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
November 20, 2029
COUNTY OF WILSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Patrick C. Smith
PATRICK C. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **PATRICK C. SMITH**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Wilson Bank + Trust, this 21st day of March, 2026.

Notary Public

My Commission expires: Nov 20 2029

JULIANA RIEL
TENNESSEE NOTARY PUBLIC
My Comm. Expires November 20, 2029
COUNTY OF WILSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Patrick C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 21 day of MARCH, 2026

Notary Public
My Commission Expires: Nov 20 2029

JULIANA RIEL
TENNESSEE NOTARY PUBLIC
My Comm. Expires November 20, 2029
COUNTY OF WILSON

Name and address for person(s) responsible for taxes:

RICHARD F. SMITH and ASTRID MENESES GUILLEN
627 Whispering Hills Drive
Nashville, TN 37211

Name and address of property owner:

RICHARD F. SMITH and ASTRID MENESES GUILLEN
627 Whispering Hills Drive
Nashville, TN 37211

EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, ON THE PLAN OF PARKVIEW ESTATES SUBDIVISION, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 87, IN THE REGISTER'S OFFICE FOR COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Parcel ID: 147 06 0 227.00

Property commonly known as: 627 Whispering Hills Drive, Nashville, TN 37211

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 March 21, 2026 (date of document)

Affiant Signature - Angelia Webb
Date: March 26 2026

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 26 day of March, 2026.

Notary Public

My Commission Expires: 04/26/2026

Notary Seal

