Karen Johnson Davidson County
Batch# 1409834 DEEDQC
04/22/2026 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260422-0033320

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $-0. Jennifer Russell Affiant Subscribed and sworn to before me, this 17th day of April, 2026. Notary Public My commission expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Michael A. Smith	**Michael A. Smith**	**061 06 0 032.00**
707 Maplewood Lane	**707 Maplewood Lane**	
Nashville, TN 37216	**Nashville, TN 37216**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MICHAEL A. SMITH, unmarried, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MICHAEL A. SMITH, unmarried, MICHAEL FORREST SMITH, unmarried, and CAMERON RAMEY SMITH, unmarried, tenants in common, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the map showing subdivision of part of the William Bradford Lane as of record in Book 547, Page 91, Register's Office of Davidson County, Tennessee, and described as follows according to survey by Southern Land and Associates, Inc., dated August 24, 1977:

Beginning at a point in the center of Maplewood Lane, said point being located 125 feet easterly from the southwesterly corner of said Lot No. 1 and being 426 feet, more or less, from the intersection of the center line of Maplewood Lane and the easterly margin of Graycroft Avenue; thence northerly 305 feet to a point; thence easterly 76 feet to a point; thence southerly 305 feet to a point in the center of said lane; thence with the center line westerly 76 feet to the point of beginning.

Being the same property conveyed to Michael A. Smith and wife, Camille M. Smith, by deed from Kenneth W. Long and wife, Debra Lynn Long, dated 10/4/91 of record in Book 8459, Page 638, Register's Office of Davidson County, Tennessee. Camille M. Smith died on 11/21/25 leaving Michael A. Smith as the surviving tenant.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal descriptions taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 707 Maplewood Lane, Nashville, TN 37216.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 17 day of APRIL, 2026.

MICHAEL A. SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Michael A. Smith, 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 official seal at office this 17 day of APRIL, 2026.

My commission expires: 3/4/30

NOTARY PUBLIC

CHINA HENDRIX
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 3/4/30
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Linzie Hahn, 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 4/17/26.

Date

Affiant Signature

4/17/26

Date

State of TN
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028