QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00 Affiant Subscribed and sworn to before me This 28th day of March, 2026. Notary Public Notary Public State of Florida Susan R. O'Berski My Commission HH 411356 Expires 8/27/2027 My Commission Expires: _____

Address New Owners as:	Tax Bill To:	Map / Parcel
Heritage Title Solutions, Inc. 236 Loadstar Street Fort Myers, FL 33913	**New Owner**	**06114011000**

This instrument was prepared by: Munsch Hardt Kopf & Harr, P.C., 700 Milam Street, Suite 800, Houston, Texas 77002. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Cheryl Hix,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Heritage Title Solutions, Inc.** (hereinafter referred to as "Grantee") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee.

BEING part of Lot No. 75 on the Plan of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County, and being shown as a part of Lot marked "Boucher" on the Plan of Baxter Heights, as of record in Book 2003, page 94, said Register's Office, and described according to a survey made by W. C. Parcher, Civil Engineer, dated September 6, 1963, as follows:

Karen Johnson
Batch # 1415233
05/04/2026 11:21:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260504-0039477

BEGINNING at a concrete monument in the west margin of Burrus Street, opposite a turn into Oak Street; thence with the margin of Burrus Street South 27° 00' West 37.5 feet to a point; thence leaving Burrus Street South 71° 00' East 254.5 feet to a point in the easterly line of Lot No. 1 Baxter Heights, as of record in Book 2083, page 94; thence with the easterly line of said lot North 26° 03' East 57.4 feet to the southerly margin of Oak Street; thence with the margin of said street South 71° 41' 30" East 232.32 feet to the beginning of a curve; thence around a curve in a southeasterly direction 34.49 feet to the point of beginning. The foregoing legal description is the same as that contained in that certain deed of record in Book 9079, Page 973, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clifford H. Smith and Martha Gourley by deed from Nora Odella Hicks Boucher Woodroof, of record in Book 3640, page 571, Register's Office for said County.

Being the same property conveyed to Martha Gourley by deed from Clifford H. Smith of record in Book 4291, Page 314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clifford H. Smith by deed from Martha Gourley of record in Book 9079, Page 973, Register's Office for Davidson County, Tennessee.

Clifford H. Smith died intestate on June 3, 2014, unmarried and without issue, having been predeceased by his parents. Accordingly, his heirs at law were his four siblings: Charles Randall Smith, David Leonard Smith, Jr., Carolyn Walker, and Ann Estelle French, as evidenced by Affidavit of Heirship of record as Instrument No. *_____, Register's Office for Davidson County, Tennessee. Carolyn Walker subsequently died on November 1, 2023, survived by her daughter, Cheryl Hix. *20260504-0039476

This property is commonly known as 3819 Burrus Street, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 24 day of March, 2026.

Grantor:

By: Cheryl Hix

STATE OF TENNESSEE}
COUNTY OF Maury }

On this 24 day of ~~October~~ March, in the year ~~2025~~ 2026, before me the undersigned, personally appeared **Cheryl Hix**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 24 day of March, ~~20~~26.

Michelle A. Martin
Notary Public

My Commission Expires: 11/20/2029

MICHELLE A. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY