File No: EMP-26005030
Grantor's Loan No. _____

Karen Johnson Davidson County
Batch# 1416685 DEEDQC
05/06/2026 10:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260506-0040741

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
John Cody Smith and Hayley Waldron Smith, 1916 11th Avenue North, Nashville, TN 37208

Exempt: This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 081-07-0-461-00

QUITCLAIM DEED

Hayley Waldron Smith F/K/A HAYLEY SMITH WALDRON and **JOHN CODY SMITH,** wife and husband, ("Grantor"), of 1916 11th Avenue North, Nashville, TN 37208, for and in consideration of $0.00 (Zero Dollars and Zero Cents), releases and quitclaims to **John Cody Smith** and **Hayley Waldron Smith,** husband and wife as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 1916 11th Avenue North, Nashville, TN 37208, all the right, title, interest and claim which the said Grantor has in the following described real estate in the County of Davidson, State of Tennessee:

BEING LOT NO. 24 ON THE PLAN OF WILLIAMS AND VALENTINOS SUBDIVISION OF LOTS NOS. 3 AND 4 OF THE WOODARD PROPERTY, AS OF RECORD IN PLAT BOOK 2, PAGE 33, CHANCERY COURT AT NASHVILLE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. ALL MATTERS APPEARING ON THE PLAN OF RECORD AS PLAT BOOK 2, PAGE 33, CHANCERY COURT AT NASHVILLE, TENNESSEE.

Parcel No 081-07-0-461-00

Property Address is: 1916 11th Avenue North, Nashville, TN 37208

Being all that certain property conveyed from L&S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to HAYLEY SMITH WALDRON, A SINGLE WOMAN, AND JOHN CODY SMITH, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP by the deed dated December 4, 2024 and recorded December 10, 2024 in Instrument No. 20241210-0095885 of official records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 29, 2026:

Hayley Waldron Smith F/K/A
Hayley Smith Waldron

Hayley Waldron Smith F/K/A
HAYLEY SMITH WALDRON

jmc cjs sdh

JOHN CODY SMITH

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Hayley Waldron Smith** and **JOHN CODY SMITH**, personally known to me, or has produced Drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29 day of April, 2026.

Notary Public

My commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me on this the 29 day of April, 20 26.

Notary Public

My Commission Expires: 1.24.2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Patricia Bleys, 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 04/29/2026 (date of document).

Affiant Signature

04/29/2026
Date

State of Tx

County of Denton

Sworn to and subscribed before me this 29th day of 04, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028