Karen Johnson
Batch # 1425075
05/26/2026 12:32:03 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260526-0047608

Address New Owner:	Map-Parcel Numbers:
Zachary Smith 3945 Moss Rose Drive Nashville, TN 37216	Map and Parcel Number 073-01-0-241.00
Send Tax Bills To:	Address of Mortgagee:
Zachary Smith 3945 Moss Rose Drive Nashville, TN 37216	
This instrument prepared by: Audrey Lee Anderson, 107 Music City Circle, Suite101, Nashville, TN 37214.	

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Caitlin Doyle (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Zachary Smith (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 16 on the Plan of Moss Rose Heights Subdivision Section No. 2 Extended of record in Plat Book 1424, Page 109, 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 Annie Ruth Herod, as Trustee of the John L. Herod, Jr. Family Trust by Trustee's Quitclaim Deed from Annie Ruth Herod, as Trustee of the John L. Herod, Jr. Revocable Trust dated March 29, 2011 of record in Instrument No. 20140218-0013673 Register's Office for Davidson County, Tennessee, dated February 03, 2014 and recorded on February 18, 2014.

Being the same property conveyed to Caitlin Doyle and Zachary Smith by Warranty Deed dated November 21, 2016 of record in Instrument No. 20161121-0122735 Register's Office for Davidson County, Tennessee dated and recorded on November 21, 2016.

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

The actual consideration for this transfer is a property settlement as a result of divorce.

Zachary Smith(Grantee)

STATE OF Tennessee
COUNTY OF Davidson

WITNESS the hand of the Grantee, ZACHARY SMITH, this the 19th day of May, 2026. The actual consideration for this transfer is a property settlement as a result of divorce.

ZACHARY SMITH

Subscribed and sworn to before me this 19th day of May, 2026.

Notary Public

My Commission Expires: 11-8-28

ROBERT LANDON FOLLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

STATE OF TN
COUNTY OF DAVIDSON

WITNESS the hand of the Grantor, CAITLIN DOYLE, this the 21st day of MAY, 2026. The actual consideration for this transfer is a property settlement as a result of divorce.

CAITLIN DOYLE

VICTORIA ROBLES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 4, 2027

Subscribed and sworn to before me this 21st day of MAY, 2026.

Notary Public

My Commission Expires: Oct 4, 2027