Karen Johnson Davidson County
Batch# 1427361 DEEDQC
06/02/2026 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260602-0049684

PREPARED BY:

*Tommy Kinney, Esq.*
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | TOMMY@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

Renaye G Smith
**AFFIANT**

Subscribed and sworn to before me on this day, June 1, 2026.

Courtney M. Hall
Notary Public

My Commission Expires:

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

**New Owner Address:**
Renaye Campbell Smith Revocable Living Trust
412 Moss Creek Court
Nashville, TN 37221

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
142-7B-4-CO

## QUITCLAIM DEED

**Renaye Smith** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Renaye Campbell Smith Revocable Living Trust**, dated June 1, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **June 1, 2026**.

Renaye Smith

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Renaye Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 1, 2026.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Revised Final Plat of Moss Creek Plantation, of record in Plat Book 6900, page(s) 455, as revised in Book 6900, page 608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert M. Smith and wife, Renaye Smith, from Ramin Saeedpour, an unmarried man, by deed of record in Instrument No. 20050810-0095086, Register's Office for Davidson County, Tennessee. Robert M. Smith having subsequently passed away on April 19, 2009, and Renaye Smith being the sole owner through rights of survivorship.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 412 Moss Creek Court, Nashville, TN 37221.

### CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 June 1, 2026.

Affiant Signature

6/1/26
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day, June 1, 2026.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027