Karen Johnson Davidson County
Batch# 1429965 DEEDQC
06/09/2026 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260609-0052223

This instrument prepared by Jason A. Gang, Esq., for Smolar Andriko Law Group, 1245 Hewlett Plaza #478, Hewlett, NY 11557, Tennessee Bar ID: 038362

Record and Return to: America's Title Corporation, 200 E. Big Beaver Road, Troy, MI 48083

Order Number: 131-MI-26-16127

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **ANN SMALLS**, an unmarried woman for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **ANN SMALLS**, an unmarried woman, whose address is 3218 Leawood Drive, Nashville, TN 37218, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, 13th Civil District, being Lot No. 26 on the Plan of Bordeaux Hills Addition, of record in Plat Book 4460, page 9, Register's Office for Davidson County, Tennessee, which plan reference is here made for a more complete description of said lot.

BEING the same property which RANDALL PHILLIPS BUILDERS, INC., granted and conveyed to JOSEPH SMALLS, JR. and wife, ANN SMALLS, by deed dated August 17, 1973, and recorded August 20, 1973, in the Office of the Recorder of Deeds of Davidson County, Tennessee, in Deed Book 4739, Page 69.

WHEREAS, JOSEPH SMALLS, JR. and wife, ANN SMALLS, held title to the property as tenants by the entirety. JOSEPH SMALLS, JR. died on December 24, 2016, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in ANN SMALLS by operation of law as the surviving tenant by the entirety.



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New Owner: Ann Smalls 3218 Leawood Dr. Nashville, TN 37218

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 080-08-0-380
Street address of property: 3218 Leawood Drive, Nashville, TN 37218
Prior Instrument Reference by which Grantor(s) acquired title: Book 4739, Page 69 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Ann Smalls, 3218 Leawood Drive, Nashville, TN 37218

Signed this 23 day of May, 2026,

Signature(s) of Grantor(s):

Ann Smalls
Ann Smalls

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 23 day of May, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Ann Smalls**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Susie J Ingram
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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OATH OF CONSIDERATION

I, Ann Smalls, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 23 day of May, 2026.

Signatures of Affiant(s):

Ann Smalls

Ann Smalls

Sworn and subscribed before me this 23 day of May, 2026.

Susie J Ingram

Notary Public

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

PCL131-MI-26-16127DQTC04010303

Tennessee Certification of Electronic Document

I, Tristine Tran, 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 5/23/26 (date of document).

6/3/26
Affiant Signature

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 6/3/26

Notary's Signature

Notary Public State of Florida
Elaine Michele Stanley
My Commission HH 771389
Expires 4/21/2030

4/21/2030
My Commission expires

NOTARY'S SEAL