Karen Johnson Davidson County
Batch# 1433379 DEEDQC
06/15/2026 12:36:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260615-0053974

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kristina Johnson Smith<br>519 Rosedale Avenue<br>Nashville, TN 37211 | SAME | 118 04 0 112.00 |

# QUITCLAIM DEED

THIS INDENTURE made and entered into on this 13 day of June, 2026, between **Bernard Smith,** a resident of Davidson County, Tennessee ("Grantor"), and **Kristina Johnson Smith, a married woman** ("Grantee"), a resident of Davidson County, Tennessee.

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section I, Hurdwood Heights of record in Plat Book 2330, Page 24, 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 Bernard Smith, a married man by quitclaim deed from 519 Rosedale Development, LLC a Tennessee limited liability company, of record in Instrument #20260311-0019435, Register's Office, Davidson County, Tennessee.

This is improved property known as: 519 Rosedale Avenue, Nashville, Tennessee 37211.

**THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.**

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Bernard Smith (L.S.)

**Bernard Smith**

S.G

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Bernard Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Broward County, ~~Tennessee~~ Florida, this 13th of June, 2026.

S.G

Notary Public
My Commission Expires: 01/26/2029

SEBASTIAN GARCIA
Notary Public - State of Florida
Commission # HH 630539
Expires on January 26, 2029

Notarized remotely online using communication technology via Proof.

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

Kristina Johnson Smith
Affiant/Grantee

SEBASTIAN GARCIA
Notary Public - State of Florida
Commission # HH 630539
Expires on January 26, 2029

Subscribed and sworn to before me this 13th of June, 2026.

Sebastian Garcia
Notary Public
My commission expires: 01/26/2029

Notarized remotely online using communication technology via Proof.

## TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 June 13, 2026.

June 15, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee )
County of Davidson )

Sworn and subscribed before me on this 15 day of June, 2026

Notary Public:

My Commission Expires: 11-18-2029