Karen Johnson Davidson County
Batch # 1436660 DEEDQC
06/22/2026 03:50:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260622-0056153

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 HEATHER LYNCH SMITH, AFFIANT Subscribed and sworn to before me, this 29 day of May 2026. Maria Guillen NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BEN SMITH and HEATHER SMITH, CO-TRUSTEES 1119E Snow Avenue Madison, Tennessee 37115	New Owner	Map and Parcel No.: 043-02-0-131.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **Benjamin William Smith and Heather Lynch Smith, husband and wife**, ("Grantor") do hereby quitclaim, transfer and convey unto **Ben Smith and Heather Smith, Co-Trustees of the Smith Joint Revocable Trust, dated June 27, 2024**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1119E Snow Avenue, Madison, Tennessee 37115, and more particularly described as follows:

Land located in the 9th Council District of DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 5, Final Plat, Re-subdivision of a Portion of Lot #7 on the Subdivision of Lot No. 27 and Lot No. 28 in the Dixie Pure Food Company's Subdivision, as shown on the plat of the same of record in Instrument No. 20200910-0103206, in the Register's

Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin William Smith and Heather Lynch Smith, husband and wife, from Hidden Trail Properties, LLC, a Tennessee limited liability company, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20211029-0145514.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5 day of June 2026.

Benjamin William Smith, Grantor

Heather Lynch Smith, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Benjamin William Smith**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of June 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Heather Lynch Smith**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of May 2026.

maria guillen
Notary Public

My Commission Expires: 01/22/30

