Karen Johnson Davidson County
Batch# 1438562 DEEDQC
06/26/2026 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260626-0058005

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Aaron P. Smith 1022 Morrison Street Nashville, TN 37208	New Owner	08116075600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SMITH BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **AARON P. SMITH**, unmarried, his heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, described as follows:

Tract 1:

Being the northerly 122 feet of Lot Numbers 1 and 2 on the Plan of Rowan Place in Book 161, Page 79, Register's Office of said County, to which reference is hereby made for a more complete description. Said parts of Lot Numbers 1 and 2 front together 61 feet on the southerly side of Meharry Boulevard formerly Porterfield Street, and run back between parallel lines 122 feet on a dead line.
\line INCLUDED but EXCLUDED is that portion conveyed to the State of Tennessee in Book 4187, Page 766, said Register's Office.

Tract 2:

Being the southerly 38 feet of Lot Numbers 1 and 2 on the Plan of Rowan Place in Book 161, Page 79, Register's Office of said County, to which reference is hereby made for a more complete description. Said parts of Lot Numbers 1 and 2 front 38 feet on the easterly side of Rowan Place or Morrison Street, and run back between parallel lines in the northerly margin of an alley 61 feet to a dead line.

Being the same property conveyed to William H. Burford by Warranty Deed from Jessie C. Smith, an unmarried woman dated March 16, 2009 and recorded March 18, 2009 in Instrument No. 20090318-0024257, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William H. Burford by Warranty Deed from Linda D. Pritchett, an unmarried, dated March 16, 2009 and recorded March 18, 2009 in Instrument No. 20090318-0024277, Register's Office of Davidson County, Tennessee.

William H Burford having become deceased on or about July 19, 2011; Affidavit of Heirship in Instrument No. 20190219-0014551, Register's Office of Davidson County, Tennessee; claiming heirs at law as Deneke Burford and Tyae Burford.

Being the same property conveyed to Aaron P. Smith, unmarried by Warranty Deed from Deneke Burford and Tyae Burford, both unmarried, dated April 6, 2020 and recorded April 8, 2020 in Instrument No. 20200408-0037003, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Aaron P. Smith by Quitclaim Deed from Aaron P. Smith dated March 25, 2024 and recorded March 26, 2024 in Instrument No. 20240326-0020980, said Register's Office (to combine map/parcels into one).

Being the same property conveyed to Smith Building Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Aaron P. Smith, unmarried, dated October 3, 2024 and recorded October 22, 2024 in Instrument No. 20241022-0081959, Register's Office of Davidson County, Tennessee.

This is improved Property which has the address of 1022 Morrison Street, Nashville, TN 37208.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15 day of June, 2026.

Smith Building Group, LLC,
a Tennessee limited liability company

By: _____
Aaron P. Smith – Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron P. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Smith Building Group, LLC and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this the 15 day of June 2026.

_____
Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

My Commission Expires: 10/16/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 15 day of June 2026.

_____
Affiant

My commission expires:
(Affix Seal)

_____
Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 15. 2026

Affiant Signature

26th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

