Karen Johnson
Batch # 1438922
06/29/2026 11:44:11 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260629-0058568

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Keith Smith, Trustee
Jennifer Smith, Trustee
6038 Yellowstone Drive
Nolensville, TN 37135

Send Tax Bill to:
Owner

Map-Parcel Numbers:
173-9-A-690.00 CO

State of Ten
County of W

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2026.

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

Notary Public

My Commission Expires: 1/15/30

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Keith Smith and Jennifer Smith, Husband and Wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Keith Smith and Jennifer Smith, Trustees of the Titus 2 12 & 13 Living Trust dated January 21, 2026, and any amendments thereto** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 2719 Dracut Lane, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of June, 2026.

Keith Smith

Jennifer Smith

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith Smith and Jennifer Smith**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2026.

Jennifer Crowell
Notary Public

My commission expires:
1/15/30

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 735, as shown on the plan of Section One, Phase 8, Lenox Village, of record in Instrument No. 20060824-0104608 in the 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 Keith Smith and Jennifer Smith, Husband and Wife by Quitclaim Deed from Keith Smith and Jennifer Smith, Husband and Wife of record in Instrument No. 20260218-0012836; said Register's Office for Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Smith and Jennifer Smith, Husband and Wife by Quitclaim Deed from Jennifer Smith f/k/a Jennifer M. Murray of record in Instrument No. 20260218-0012835; said Register's Office for Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer M. Murray, a single person0 by Warranty Deed Regent Homes, LLC, a Tennessee Limited Liability Company, dated February 29, 2008, of record in Instrument No. 20080304-0021695, said Register's Office for Register's Office for Davidson County, Tennessee.
The said Jennifer M. Murray has since married and is now known as Jennifer Smith.