Name and Address of New Owner:
Skip Three, LLC
205 Cherokee Point
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1445208
07/13/2026 09:15:19 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260713-0062700

This Instrument Prepared By:
ForthRight Title, LLC
116 Maple Row Blvd.
Hendersonville, TN 37075
Fle# 26-1144-SI

Map & Parcel No: 072 02 0 006.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shawn Ireland, a married man and Smith Renovations, LLC ,** "the Grantors," convey and quitclaim any interest they have unto **Skip Three, LLC, a Tennessee Limited Liability Company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, being the Southerly part of Lot No. 81 and the Westerly part of Lot No. 80 on the Map of MAYNOR PLACE, as of record in Book 843, Page 24, Register's Office for Davidson County, Tennessee. Being on the Westerly margin of Coney Street at the Southeast corner of the property conveyed to HG. Hudson and wife, by Deed from ES. Weaver and wife, of record in Book 903, Page 285, said Register's office; thence with Hudson's Southerly line Westwardly 118 feet more or less, to the Southeasterly margin at the right-of way of Louisville and Nashville Railroad thence with the said right-of-way Southwestwardly 223.5 feet, more or less, to the corners of Lot Nos.79 and 80; thence with the line between said two lots Eastwardly 179 feet to the Southwest corner of the property conveyed to William Frank Jarboe and wife; by Deed from E.S. Weaver and wife, of record in Book 1179, Page 308, said Registers Office: thence with Jarboe's Westerly line northwardly 60 feet, more or less, to the line between Lot Nos. 80 and 81; thence with said line Eastwardly 16 feet to the Westerly margin of Coney Street; thence with said Street Northwardly 69 1/2 feet to the point of beginning.

Being the same property conveyed to Shawn Ireland, a married man, by Warranty Deed from Jerry Wayne Criswell, of record in Instrument 20210701-0089563, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021, and recorded on July 01, 2021.

Being part of the same property conveyed to Shawn Ireland, a married man and Smith Renovations, LLC, by Quitclaim Deed from Shawn Ireland, a married man, of record in Instrument No. 20260330-002421, in the Register's Office of Davidson County, Tennessee, dated March 27, 2026, and recorded on March 30, 2026.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 24th day of June, 2026.

_____(SEAL)
Shawn Ireland

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me Celestina Hawkins, a Notary Public in and for said State and County, Shawn Ireland, a married man, the within named bargainor, 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 24th day of June, 2026.

CELESTINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028

_____
Notary Public
My commission expires: 5/23/2028

Smith Renovations, LLC

_____(SEAL)
By: Trinity Smith
Its: Managing Member

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Trinity Smith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Managing Member of Smith Renovations, LLC, a Tennessee limited liability company, and that as such Managing Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company and Managing Member.

WITNESS my hand and official seal this 24th day of June, 2026.

CELESTINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028

_____
Notary Public
My commission expires: 5/23/2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

WITNESS my hand and official seal,
this the 24th day of June, 2026.

Notary Public
My commission expires: 5/23/28

