THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, Tennessee 37215** **File No. 260755078** Karen Johnson Davidson County Batch # 1449044 DEEDQC 07/20/2026 09:43:20 AM 2 pgs Fees: $12.00 Taxes: $0.00 20260720-0065156	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17 day of July, 2026. Notary Public My Commission Expires: ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH

QUITCLAIM DEED

Address New Owner: Melanie Lashlee Adams 305 Forrest Valley Drive Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Map Parcel ID No. 128-02-0-016.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Todd Smith** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Melanie Lashlee Adams, a single woman,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Thousand Oaks Estates, of record in Plat Book 3700, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TODD SMITH and wife, MELANIE ADAMS, by deed from WILLIAM C. FANNING and wife, ANNETTE R. FANNING, of record in Instrument No. 20100804-0061269, dated August 3, 2010, said Register's Office.

This Quitclaim Deed is being recorded pursuant to the Final Decree of Divorce in Docket No. 26D532 in the Third Circuit Court for Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of July, 2026

Todd Smith

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 Todd Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of July, 2026.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028