Karen Johnson Davidson County
Batch# 1451440 DEEDQC
07/24/2026 09:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260724-0067554

File No: 2006912065

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Daniel Gene Smith, 1021 Scenic View Ct, Old Hickory, TN 37138

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 044-05-OG 006.00

PERSONAL REPRESENTATIVE'S DEED

Daniel Gene Smith, as Personal Representative of the Estate of Caitlin Andrea Smith, pursuant to the Letters Testamentary filed in Davidson County, TN in Probate Case Docket No. 25P655 on 5/13/2025 ("Grantor"), of **1021 Scenic View Ct, Old Hickory, TN 37138**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Daniel Gene Smith,** unmarried ("Grantee"), whose tax mailing address is **1021 Scenic View Ct, Old Hickory, TN 37138,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF FINAL PLAT OF THE FAIRWAYS AT SCENIC VIEW, OF RECORD IN INSTRUMENT NO. 20220824-0095742, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Property Address is: 1021 Scenic View Ct, Old Hickory, TN 37138

Parcel ID: 044-05-OG 006.00

BEING THE SAME PROPERTY CONVEYED TO DANIEL GENE SMITH AND CAITLIN A. SMITH FROM COBALT PROPERTIES III, LLC, TENNESSEE LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED 04/30/2024, RECORDED 04/30/2024, IN DEED INSTRUMENT NO. 20240430 0031410, COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 17, 2026:

Daniel Gene Smith as Personal Representative of the Estate of Caitlin Andrea Smith

Daniel Gene Smith, as Personal Representative of the Estate of Caitlin Andrea Smith

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Daniel Gene Smith, as Personal Representative of the Estate of Caitlin Andrea Smith**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17 day of July, 2026.

Notary Public

My commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 17 day of July, 2026.

Notary Public

My Commission Expires: 1.24.2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Oliver Burdine, 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 7/17/26 (date of document).

Oliver Burdine
Affiant Signature

7/20/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 20th day of July, 2026.

Beth Ann Henderson
Notary's Signature Beth Ann Henderson

MY COMMISSION EXPIRES: 5/23/29

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1089923