# QUITCLAIM DEED

Karen Johnson
Batch # 1452944
07/31/2026 12:08:19 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260731-0070738

B-SB-E3-21-734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/8/27
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ethan Kyle Smith and April Bennett, husband and wife,** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **734 29th Ave N,** | | **092-06-0-359.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ETHAN KYLE SMITH,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ETHAN KYLE SMITH AND APRIL BENNETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 39 on the plan of L.C. Thuss' Subdivision of Part of the Barrow Lands, of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Part of Lot No. 39 fronts 40 feet on the easterly side of 29th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ethan Kyle Smith by Warranty Deed from E3 Construction Services, LLC., a Tennessee limited liability company of record in Instrument No. 20210512-0064324, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **734 29th Ave N, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 27th day of July, 2026.

Ethan Kyle Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHAN KYLE SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2026.

Notary Public
My Commission Expires: 11/8/27
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212