QUITCLAIM DEED

Karen Johnson
Batch # 1455688
08/04/2026 03:22:08 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260804-0071796

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 3 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren L. Smith	**New Owner**	
(NAME)	(NAME)	
2200 Geneiva Drive		**07207030100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SUSAN SMITH AND PATRICIA CRAFT ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

LAUREN L. SMITH ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF GENEIVA HEIGHTS, OF RECORD IN PLAT BOOK 2083, PAGE 65, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HANS S. SORENSEN, BY QUITCLAIM DEED, FROM HANS S. SORENSEN AND LAUREN L. SMITH, OF RECORD IN INSTRUMENT NO. 20230707-0052159, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID HANS S. SORENSEN HAVING SINCE DIED INTESTATE ON JULY 9, 2026, THE PROPERTY INTEREST OF THE SAID HANS S. SORENSEN VESTED IN SUSAN SMITH AND PATRICIA CRAFT., AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20260731-0070731 AND INSTRUMENT NO. 20260731-0070732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

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: **2200 Geneiva Drive. Nashville, TN, 37216**.

Witness our hands this the 30 day of July, 2026.

SUSAN SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **SUSAN SMITH,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of July, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

PATRICIA CRAFT

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison

Before me, the undersigned, a notary public in and for said County and State, personally appeared **PATRICIA CRAFT**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August, 2026.

Notary Public
My Commission Expires: 04/16/2029
(SEAL)

ALABAMA NOTARY PUBLIC
ROBERT PETTEY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 04-16-2029