Karen Johnson
Batch # 1459330
08/13/2026 12:00:00 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260813-0075400

This instrument prepared by:
Smith Sholar Milliken Matthews, PLLC
846 Conference Drive, Suite #4
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN MATTHEWS .PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Ronald Keith Smith, Trustee of The Keith Smith Family Trust	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 143 Lanier Dr	(STREET ADDRESS)	043 14 0 117.00
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **KEITH R. SMITH, a single man,** Grantor, does hereby quitclaim and convey unto **Ronald Keith Smith, Trustee of the Keith Smith Family Trust**, the Grantee herein, its successors, heirs and assigns, all of Grantors' right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land near Nashville in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 8, all of Lot No. 9 and the northerly 35 feet of Lot No. 10, on the unrecorded map of Margaret L. Dickenson's Subdivision and described as follows:

Beginning at a point in the easterly margin of Lanier Drive, 25 feet South of the corner of Lots No. 7 and 8; thence easterly parallel to the line between said Lots, 224.8 feet to a point; thence southerly 110 feet to a point; thence westerly 228.4 feet more or less, to the easterly margin of Lanier Drive; thence with the margin of same, northerly 110 feet to the beginning.

Being the same property conveyed to Keith R. Smith and Tammy L. Smith, husband and wife, by deed dated May 16, 2003 from Clay Anderson, a single man, recorded May 31, 2003 in instrument Number 20030531-0073695 in the Register's Office for Davidson County, Tennessee.

Tammy L. Smith having passed away.

Keith R. Smith being the same person as Ronald Keith Smith.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property known as: 143 Lanier Dr, Madison TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 10 day of August, 2026.

Affiant

My commission expires: _____
(Affix Seal)

Notary Public

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

Witness my hand this 10 day of August, 2026.

Ronald Keith Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10 day of August, 2026, before me personally appeared Keith Smith, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this 10 day of August, 2026.

Notary Public

My Commission Expires: _____

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027