Karen Johnson Davidson County
Batch# 1460024 DEEDQC
08/17/2026 01:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260817-0076506

THIS INSTRUMENT WAS PREPARED BY R. DILLON SYKES, ATTORNEY, 1152 COLLEGE STREET, CLARKSVILLE, TENNESSEE 37040, SOLELY BASED ON INFORMATION PROVIDED BY THE PARTIES. THE SERVICE PROVIDED IS LIMITED TO THE PREPARATION OF THIS INSTRUMENT IN RECORDABLE FORM ONLY. NO TITLE EXAMINATION OR OTHER INSPECTION WAS REQUESTED BY THE PARTIES OR PERFORMED BY THE PREPARER. NO GUARANTEE OR OPINION REGARDING THE STATE OF TITLE TO THE SUBJECT PROPERTY OR OTHERWISE IS GIVEN BY THE PREPARER OF THIS INSTRUMENT TO THE PARTIES. NO LEGAL OR TAX ADVICE HAS BEEN REQUESTED OR PROVIDED REGARDING THE LEGAL SIGNIFICANCE OR CONSEQUENCES OF EXECUTING AND RECORDING THIS INSTRUMENT.

NEW OWNER AND
MAIL TAX STATEMENTS TO:

LEADER MARKETING, LLC
1104 Richmond Road
Watertown, TN. 37184

ELIZABETH ANN SMITH

TO: QUIT-CLAIM DEED

LEADER MARKETING, LLC

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn before me, this the 14th day of August, 2026.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 1.31.29

ELIZABETH ANN SMITH, a married person, as **Grantor** and in this deed called the **"Grantor"**, does this day transfer by quit-claim unto **LEADER MARKETING, LLC, a Tennessee Limited Liability Company,** as **Grantee** and in this deed called the **"Grantee"**, **Grantee's** heirs and assigns forever, all of **Grantor's** right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Parcel 1 (Map & Parcel 086-00-0-060.00):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Sullivan Commercial Center, Section 2, as of record in Book 4595, Page 58, and Instrument No. 20061122-0145386, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

This being real estate conveyed to Elizabeth Ann Smith by Quitclaim Deed from 3113 Corp, a Tennessee Corporation, of record in Instrument No. 20230725-0057373, Register's Office for Davidson County, Tennessee.

This property is shown as **Map & Parcel Number 086-00-0-060.00** on the maps of the Assessor of Property for Davidson County, Tennessee with a physical address of **4054 Andrew Jackson Way, Hermitage, Tennessee 37076.**

Parcel 2 (Map & Parcel 086-00-0-231.00):

Land in Davidson County, Tennessee, and being Commercial Tract No. 4 of the Sullivan commercial Center, according to a survey by Cummings and Cummings, Surveyors, as follows:

Said Commercial Tract No. 4 begins at an iron pin 740.09 feet south of the right-of-way of Old Lebanon Dirt Road, on the West margin of Old Hickory Boulevard, thence with Old Hickory Boulevard, around a curve having a radius of 2879.43 feet a distance of 181.70 feet to an iron pin; thence N 73 degrees 50' 53" W a distance of 328.97 feet to an iron pin in the east margin of Chandler Road; thence with Chandler Road N 23 degrees 37' 21" E 107.10 feet to an iron pin; thence leaving the east margin of Chandler Road, S 88 degrees 19' 55" East a distance of 272.86 feet to an iron pin in the west margin of Old Hickory Boulevard, the point of beginning.

This legal description was taken from previous deed of record in Instrument No. 20230725-0057373, Register's Office for Davidson County, Tennessee.

This being real estate conveyed to Elizabeth Ann Smith by Quitclaim Deed from 3113 Corp, a Tennessee Corporation, of record in Instrument No. 20230725-0057373, Register's Office for Davidson County, Tennessee.

This property is shown as **Map & Parcel Number 086-00-0-231.00** on the maps of the Assessor of Property for Davidson County, Tennessee with a physical address of **4044 Andrew Jackson Way, Hermitage, Tennessee 37076.**

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance is that portion of the property conveyed by deed of record in Book 8493, page 476, Register's Office for Davidson County, Tennessee.

Also conveyed herewith is a Non-Exclusive Access, Ingress, Egress Easement.

Said Easement creates absolute crossover Ingress and Egress rights between 4044, 4050, and 4054 Andrew Jackson Way, with the only exception being the fenced (rear) 1/3 area of 4044 and the entire rear of 4050, having designated Parking, as directed by the property owners of each independently, and Ingress / Egress only for the rear lots of 4050 and 4054.

The real estate being conveyed is commercial property and was never used as a marital residence by the Grantor herein.

THE SAID GRANTOR conveys all of the estate, right, title and interest therein with hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

THE UNDERSIGNED IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064 (E) OR OTHER APPLICABLE LAW.

IN WITNESS WHEREOF, Grantor has hereunto affixed **Grantor's** signature on this the 14th day of August, 2026.

GRANTOR:

Elizabeth Ann Smith

ELIZABETH ANN SMITH

STATE OF TENNESSEE

COUNTY OF Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ELIZABETH ANN SMITH** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, on this 14th day of August, 2026.

Tracey Trumphour

Notary Public

My Commission Expires: 1.31.29



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 14, 2026.

Affiant
Date: August 14, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 14th day of August, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY