Karen Johnson Davidson County
Batch # 1468989 DEEDQC
09/04/2026 03:36:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260904-0082704

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Kim A. Smiley Affiant
Subscribed and sworn before me this the
4 Day of September, 2026.
Brandi Weeks, Deputy Register

RECORDING REQUESTED BY:
Nelson Dixon III

INSTRUMENT PREPARED BY:
Kim A. Smiley
138 Joshua Runs
Goodlettesville, Tennessee 37072

RETURN DEED TO:
Nelson Dixon III
P. O. Box 295
Nolensville, Tennessee 37135

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Nelson Dixon III
P. O. Box 295
Nolensville, Tennessee 37135

Tax Parcel ID/APN # 092 11 0 038.00
Prior Instrument Reference: ~~Book # 57~~, ~~Page 39~~, of the Recorder of Davidson County, Tennessee * 20060707-0081526

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of August 28, 2026, by and between the **"Grantor,"**

Kim A. Smiley , an unmarried individual residing at 138 Joshua Runs, Goodlettesville, Tennessee 37072

AND the **"Grantee,"**

2024 Clifton Avenue Holdings, LLC , a business, having a mailing address at P. O. Box 295, Nolensville, Tennessee 37135 and represented by its authorized agent, Nelson Dixon III

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 2024 Clifton Avenue , Nashville, Tennessee 37203

Legal Description: Being Lot No. 16 on the Plan of W.B. Cooper's. Lot No. 16 fronts 50 feet on the northerly side of Clifton Pike and runs back between parallel lines 180 feet to an alley.

Vesting Information / Property Interest: Tenancy in common, divided as follows:

2024 Clifton Avenue Holdings, LLC owning a 100% share.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on Sept 4, 26 (date).

Grantor (or authorized agent)

x/ Kim A. Smiley

Print Name: Kim A. Smiley

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 4th, 2026 before me, Kim Smiley, [X] personally appeared] [___ personally appeared by audio-video communication] **Kim A. Smiley**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 04/22/2028

Teresa Felicida Rivero
Notary Public, Tennessee

