Karen Johnson Davidson County
Batch# 1471847 DEEDQC
09/11/2026 10:17:30 AM 4 pgs
Fees: $32.00 Taxes: $0.00
20260911-0084457

This Instrument Prepared by
Creative Planning Legal
Donnie W Brooks Jr, esq
5454 W 110th Street
Overland Park, KS 66211

This Instrument was prepared without the benefit of a full title examination, and no liability is assumed for any status in title or matters which would be disclosed in such title examination.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
JACO FAMILY TRUST	BILL WAYNE JACO, III	Map & Parcel No. 063-12-0-021.00
1120 Chickadee Circle	1120 Chickadee Circle	
Hermitage, TN 37076	Hermitage, TN 37076	705 Cobblestone Ct Old Hickory, TN 37138

Pursuant to Tenn Code Ann § 66-24-121(a), the legal description is the same as in the previous deeds of record

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BILL WAYNE JACO, III** on this the 20 day of MAY, 2026 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto **BILL WAYNE JACO, III and KAITLYN BROOKE JACO, Trustee of the JACO FAMILY TRUST** all of his right, title and interest in and to the following described real estate, lying and being situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Southfork, Section Two, of record in Book 6250, Page 386, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dwight E. Smith and wife, Dianne E. Smith by deed from Dale A. Sweet, unmarried, dated February 27, 1998, recorded March 5, 1998, of record in Book 10825, Page 669, re-recorded in Book 10880, Page 8, Register's Office for Davidson County, Tennessee. Dwight E. Smith dies September 21, 2013 leaving Dianne E. Smith as surviving tenant by the entirety

The subject property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Derivation Clause: Being the same property conveyed to Grantors herein by way of Deed of record at Instrument No. 20161019-0110698 in the Register's Office of Davidson, Tennessee.

In witness whereof, the Grantors have subscribed their names hereto on this day of MAY 20, 2026

Bill Wayne Jaco III

BILL WAYNE JACO, III

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

On this 20 of May, 2026 before me personally appeared BILL WAYNE JACO, III to me known to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Witness my hand and deal at office in Hermitage, Tennessee.

[Seal]

BRITNEY THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 02/22/2030

Britney Thompson

Notary Public

My commission expires: 02/22/2030

STATE OF TENNESSEE
COUTY OF Davidson

I, or we, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Bill Wayne Jaco III

BILL WAYNE JACO, III, Affiant

STATE OF TENNESSEE
COUTY OF Davidson

Subscribed and sworn before me this the 20 day of May, 2026

BRITNEY THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 02/22/2030

Britney Thompson

Notary Public
My commission expires: 02/22/2030

Certificate of Authenticity

I, Megan Berry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact c opy of the original document executed and authenticated according to law on 8/10/2026.

Date

Megan Berry

Affiant Signature

8/10/26

Date

State of Kansas

County of Johnson

Sworn to and subscribed before me this 10th day of August, 2026.

Notary's Signature

ANNABELLE BADART
Notary Public - State of Kansas
My Appt. Expires 7/3/28

My Commission Expires: July 3, 2028

Date

Notary's Seal (if on paper)