PICK-UP

BILL GARRETT, Davidson County
Trans:T20100066430 DEEDQC
Recvd: 10/20/10 10:05 2 pgs
Fees:12.00 Taxes:0.00
20101020-0083895

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

No Title Insurance was issued in conjunction with the preparation of this deed.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2010

Notary Public

File No.: DSE-10-3616

MY COMMISSION EXPIRES: March 2, 2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARCIA PORTER ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX ~~BILLS~~ TO:	MAP-PARCEL NUMBERS
Odell Binkley, Jr.,	NEW OWNER	
(NAME) **3530 Central Pike, Ste. 105**	(NAME)	**86-52.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Elizabeth Ann Smith and Jeffrey Smith**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Odell Binkley, Jr.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 3 on the unrecorded survey made by Ernest Parker Hall, Registered Land Surveyor, Tennessee No. 838, dated October 1, 1997, described as follows, to-wit:

Beginning at a PK Nail in the West margin of Central Pike and being the Northeast corner of Tract No. 2; thence leaving said pike and running with Tract No. 2 for the next four calls, South 70° 40' 10" West 422.26 feet to an iron rod; thence South 27° 11' 07" West 234.11 feet to an iron rod; thence South 0° 00' 33" East 245.73 feet to an iron rod; thence South 89° 59' 27" West 86.22 feet to an iron rod; thence leaving Tract No. 2, North 0° 00' 33" West 350.0 feet to an iron rod; thence North 72° 27' 27" East 115.0 feet to an iron rod; thence North 3° 06' 27" East 710.53 feet to an iron rod in the West margin of Central Pike; thence with said margin and with a curve to the right with a radius of 1083.08 feet for a distance of 679.71 feet and having a chord of South 41° 32' 58" East 668.61 feet to the point of beginning and containing 5.06 acres, more or less.

Being the same property conveyed to Elizabeth Ann Smith a 70% undivided interests and to Jeffrey Smith, a 30% undivided interests, as tenants in common by Quitclaim Deed from SPIRE, A Tennessee General Partnership, recorded on the 16th day of July, 2007 in Instrument No. 20070716-0084155, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3616 Central Pike, Hermitage, TN 37076

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16 day of October, 2010.

Elizabeth Ann Smith
Elizabeth Ann Smith

Jeffrey Smith
Jeffrey Smith

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Ann Smith,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of October, 2010.

Marcia Porter
Notary Public

Commission expires: March 2, 2013

MARCIA PORTER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Smith,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of October, 2010.

Marcia Porter
Notary Public

Commission expires: March 2, 2013

MARCIA PORTER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY