Davidson County DEEDQC
Recvd: 12/05/11 13:45 5 pgs
Fees:27.00 Taxes:0.00
20111205-0094658

This instrument prepared by
FRED W. BEESLEY, JR.
404 James Robertson Parkway, Ste 1720
Nashville, TN 37219-1510
Phone 615/244-0554
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Grantor:
Carla J. Langley Smith
6932 River Road Pike
Nashville, TN 37209

Map & Parcel:
101 75 and 77

Mortgagee:
None

Grantee:
Thomas Lee Langley

Send Tax Notice To:
Carla J. Langley Smith
6932 River Road Pike
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction for real property is -ZERO-.

Thomas Lee Langley
Grantee

Subscribed and sworn to before me, this the 2nd day of Dece[illegible]

Notary Public

My commission expires:_____

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES November 3, 2015

2011 QUITCLAIM DEED TO PORTIONS OF

PARCEL 75 (1.8 ACRE) AND PARCEL 77 (1 ACRE)

LOCATED SOUTH OF RIVER ROAD PIKE, EAST OF STRINGFELLOW ROAD

AT 6934 RIVER ROAD PIKE, ROUTE #2, NASHVILLE, TN 37209

For no consideration whatsoever, Grantor Carla Jean Langley Smith, as Tenant in Common with her brother, Thomas Lee Langley, and as owner of an undivided 75% interest in Parcel 75 and an undivided 75% interest in Parcel 77 while her brother owns only a 25% interest in each Parcel,

and she intending over more than one year to make tax-free gifts to her brother, eventually making them each the owner of a 50% undivided interest in Parcels 75 and 77, does hereby transfer and convey unto Thomas Lee Langley (her brother), hereinafter called Grantee, his heirs, executors and assigns, forever, from her own 75% right title and interest in Parcel 75, an interest amounting to 3.4% of Parcel 75, an interest having a market value of $1,576 since the Davidson County Assessor has appraised has appraised Parcel 75 at $46,303. This will leave Grantor owning 71.6% and Grantee owning 28.4% of Parcel 75 in 2011.

At the same time,

For no consideration whatsoever, Grantor Carla Jean Langley Smith, as Tenant in Common with her brother, Thomas Lee Langley, and as owner of an undivided 75% interest in Parcel 75 and an undivided 75% interest in Parcel 77 while her brother owns only a 25% interest in each Parcel, and she intending over more than one year to make tax-free gifts to her brother, eventually making them each the owner of a 50% undivided interest in Parcels 75 and 77, does hereby transfer and convey unto Thomas Lee Langley (her brother), hereinafter called Grantee, his heirs, executors and assigns, forever, from her own 75% right title and interest in Parcel 77, an interest amounting to 25% of Parcel 77, an interest having a market value of $5,459 since the Davidson County Assessor has appraised has appraised Parcel 75 at $21,835. This will leave Grantor and Grantee each owning an undivided 50% interest in Parcel 77.

At the same time, and on a different instrument, Grantor has given Grantee an interest in Parcel 79 worth an appraised value of $2,966. Grantor's gifts to Grantee of that interest amounting to $2,966 plus this gift amounting to $7,033 make total gifts to Grantee in 2011 of $9,999, which is within the Tennessee Gift Tax Exemption.

These two contiguous parcels of land situated in Davidson County, Tennessee, and known as Map 101, Parcel 75 containing 1.8 acres, more or less, and Parcel 77 containing 1.0 acres, more or less, are located at Route #2, River Road Pike, Nashville, TN 37209 and described as follows:

> Being the same property conveyed by Edward C. White, Trustee to father, Felix Carlton Langley and son, Thomas Lee Langley and daughter, Carla Jean Langley by deed filed April 20, 1990 of record in book 8092, page 351. Register's Office for Davidson County (RODC), leaving each with a 1/3 interest.
>
> Being a part of the same property conveyed by son Thomas Lee Langley to father, Felix Carlton Langley and sister, Carla Jean Langley by Quit claim Deed of record in book 8785, page 79, RODC on November 13, 1992, leaving Felix Carlton Langley and Carla Jean Langley each with a ½ interest.
>
> **Parcel 75 consisting of 1.8 acres, more or less,** is improved land located South of River Road Pike and East of Stringfellow Road in the Second Civil District of Davidson County, TN fronting on River Road Pike, and shown on the Montoya

survey of record in Book 8785, page 87, RODC. The Tax Assessor has appraised this Parcel 75 as of January 1, 2009 at $44,703 for Land, $1,600 for Improvements, and $46,303 Total.

Sometimes referred to as TRACT I: Land more particularly described according to a survey by S. H. Hutchinson, Surveyor, dated July 8, 1950 as follows:

Beginning at a point in the center of River Road at the northeast corner of the property conveyed to H. L. Sawyers and wife, by deed from Eley Sawyers and wife, of record in Book 1629, page 29, RODC; thence with the center of said River Road, South 65 degrees East 110 feet; thence South 24 degrees West 354 feet to a point in the northerly boundary line of the property conveyed to Luther E. Cullum and wife, by deed from Eley D. Sawyers and wife, of record in Book 1554, page 595, RODC; thence with the northerly boundary line of said Cullum property, South 65 degrees West 264 feet and North 50 degrees West 127 feet; thence North 52 degrees East 51 feet to a mock orange in the easterly boundary line of said H. L. Sawyers' property; thence with the easterly boundary line of said Sawyers' property, North 37.5 degrees East 189 feet to the beginning.

Driveway Easement Running with the Land: To serve the nearby Parcels 74, 79 and 191, the parties built and constructed an access road and right-of-way, across Parcel 75, on, to and from River Road Pike as shown on the survey of Rocky L. Montoya, Surveyor, dated November 6, 1992, attached to the Quitclaim Deed of Record at Book 8785, page 85, Register's Office for Davidson County (RODC). The said road is an easement running with the land for the benefit of Parcels 74, 79 and 191 on, to and through Parcel 75 and is made a part of that previous conveyance.

Parcel 77 consisting of 1.0 acres, more or less, is unimproved land located South of River Road Pike and East of Stringfellow Road in the Second Civil District of Davidson county, TN, not fronting on any public road, and shown on the Montoya Survey of record in Book 8785, page 87, RODC. The Tax Assessor has appraised this Parcel 77 as of January 1, 2009 at $21,835 for Land.

Sometimes referred to as TRACT II: Land more particularly described according to a survey by S. H. Hutchinson, Surveyor, dated July 8, 1950 as follows:

Beginning at a small mock orange tree in the Will Hulan line, about 184 feet from the center of River Road in front of the Watkins Chapel Church Building; thence South 55 degrees West 137 feet to a small tree at the rear to an elm tree; thence South 50 degrees East 177 feet to a small oak tree in the Will Hulan line; thence North 44 degrees East 503 feet, more or less, with the Will Hulan line to the beginning.

Pursuant to T.C.A. 66-24-121, there is no change to the legal description of the real property not contained in the recorded deed referenced herein and therefore no boundary survey has been made at the time of this conveyance.

The Estate of Felix Carlton Langley owned one half of this parcel and Carla Jean Langley Smith owned the other half. After conveyance of the Estate's one half interest, Carla Jean Langley Smith then owned an undivided three quarters and Thomas Lee Langley owns an undivided one quarter of these Parcels 75 and 77.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. There are no changes to the survey or boundary lines of these parcels.

Witness my hand this 2nd day of December, 2011.

Carla Jean Langley Smith

Carla Jean Langley Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Carla Jean Langley Smith, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that she had authority and that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 2nd day of December, 2011.

Nicole J. LeMaster

Notary Public

NICOLE J. LEMASTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
November 3, 2015

ExecDeed101-75-77Langley111.X27

Certificate of Authenticity

I, Linda F. Hurey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of Davidson

Personally appeared before me, Michael Kyle, a notary public for this county and state, Linda F Hurey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHAEL A. KYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

My Commission Expires:_____.