BILL GARRETT, Davidson County
Trans:T20130023748 DEEDQC
Recvd: 03/22/13 14:14 2 pgs
Fees:12.00 Taxes:0.00
20130322-0028712

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
833 Wren Rd Suite A
Goodlettsville, TN 37072

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Kaela Marie Smith	Kaela Marie Smith	08700002600
6142 N New Hope Rd.	6142 N New Hope Rd.	
Hermitage TN, 37076	Hermitage TN, 37076	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Charles C. Smith, unmarried, hereinafter referred to as the "GRANTOR" and Kaela Marie Smith, n/k/a Kaela Miller, married, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Charles C. Smith, unmarried, has this day quitclaimed unto Kaela Marie Smith, n/k/a Kaela Miller, married, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 6142 N New Hope Rd. Hermitage, TN 37076, County of Davidson

Being a part of Lot No. 8 on the plan of the lands of Moses T. Brooks, deceased, as of record in Minute Book "H", Page 690, County Court for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point 91 feet north of a stake in the common corner of Johnson, McNish and Hayes Tracts of land; thence North 3 Degrees, 30 Minutes East, 108 feet to a stake; thence East 324 feet to a stake; thence South 3 Degrees 30 Minutes West 108 Feet to a stake; thence West 324 Feet to the point of beginning. A 12 foot right-of-way extends from the southeast corner of said property due East 349 feet, more or less, to the New Hope Road through Hayes property.

Being the same property conveyed to Kaela Marie Smith by Quitclaim Deed from Charles Carl Smith dated 11/03/09 filed of record in Instrument No. 20091106-0103122, said Register's Office and further conveyed to Kaela Marie Smith, n/k/a Kaela Miller, _____, by Quit Claim Deed from Charles C. Smith, unmarried, dated XXXXXXXX and filed of record in Instrument No. XXXXXXXXXXXXXX, said Register's Office. XXXXXXXXXX

Also being the same property conveyed to Kaela M. Smith and husband, Charles C. Smith by Warranty Deed from Christy Sessum, an unmarried woman dated 03/31/08 filed of record in Instrument No. 20080403-0033967, said Register's Office.

Tax Map and Parcel ID is as follows 08700002600

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the .

This Quit Claim Deed is being executed to remove a provision in the previous Quit Claim Deed of record in 20091106-0103122, Davidson County Register's Office. The provision states that "In the event that prescribed mortgage fails to be transferred, in name, to second party, financially independent of first party, within a period of Two (2) years from today, the Quit Claim Deed shall become null and void, if first party so desires."

Charles C. Smith

Charles C. Smith

STATE OF ~~TENNESSEE~~ West Virginia
COUNTY OF Wetzel

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

Witness my hand and official seal at Hundred, ~~Tennessee~~ West Virginia this 6th day of Oct, 2012.

Janice E. Hostuttler
Notary Public

Commission Expiration Dec 15, 2014

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

Charles C. Smith
Affiant

Subscribed and sworn to before me this 6th day of Oct, 2012.

Janice E. Hostuttler
Notary Public

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
JANICE E. HOSTUTTLER
HC 61, Box 76
Knob Fork, West Virginia 26581
My Commission Expires Dec. 15, 2014

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