BILL GARRETT, Davidson County
Trans:T20140017768 DEEDQC
Recvd: 03/17/14 13:08 5 pgs
Fees:27.00 Taxes:0.00
20140317-0021994

This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Jessica Tiffany Smith
1720 Hazelwood Drive
Ashland City, Tennessee 37015

SEND TAX BILLS TO:
Same

Map and Parcel Numbers
03800017100
06700004100
04700014700 and 03800014800
06700004100
09102009900
06700004000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, and for the express purpose of making a re-conveyance, I, **JESSICA TIFFANY SMITH, ADMINISTRATRIX OF THE ESTATE OF DARRELL LINEL SMITH**, by these presents do hereby quitclaim and convey unto **WILLIAM G. WILKINSON, TRUSTEE**, his successors and assigns, the following described tracts of land in Davidson County, Tennessee, to-wit:

TRACT 1: Land in Davidson County, Tennessee, and described according to a survey of M. Gregory Underwood, Surveyor, dated April 7, 1992, and made a part of this instrument, and is as follows: **BEGINNING** at an iron rod, the common corner of the property line of Koenig Subdivision, plot Book 5060, page 55, Register's Office of Davidson County, Tennessee and Garland Smith's property recorded in Book 7215, page 313, R.O.D.C. thence North 00 degrees 44 minutes 49 seconds east 397.30 feet to new iron rod with plastic cup; thence, North 29 degrees 52 minutes 11 seconds west 784.93 feet to an iron rod, old; thence, south 10 degrees 34 minutes 08 seconds east 42.45 feet to the common border line of the Davidson County Sportmen's Club and Darrell Smith's subdivision, all shown on said survey; thence in a southerly direction 155.41 feet to an iron rod, old; thence, north 71 degrees 52 minutes 28 seconds west 73.87 feet to an iron rod old; thence, north 88 degrees 52 minutes 54 seconds west, to an iron rod with plastic cap, and being the point of beginning and continuing 1.156 acres.

BEING the same property conveyed to Darrell L. Smith, by Quitclaim Deed from Garland L. Smith, of record in Book 8616, Page 869, Register's Office for Davidson County, Tennessee.

This is unimproved property at Eatons Creek Road, Nashville, TN 37218.

TRACT 2: Land in the 13th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Raymond E. Binkley, dated December 12, 1981, as follows: **BEGINNING** at a spike in the northeasterly margin

of Eatons Creek Road, said spike being the northeast corner of Will Holt's property; Southeast corner of Sesler's property and southwest corner of Tom P. Smith's property; thence with the northwest margin of Eatons Creek Road in a southerly direction 1002.8 feet, more or less; to an iron pin in the margin of said Eatons Creek Road, said iron pin being the point of beginning; thence north 69 degrees 56 minutes east 255.0 feet to an iron pin; thence north 9 degrees 38 minutes east 159.6 feet to an iron pin; thence north 39 degrees 56 minutes west 708.50 feet to an iron pin; thence south 88 degrees 30 minutes east 275.19 feet to an iron pin; thence south 71 degrees 30 minutes east 74.3 feet to an iron pin; thence south 38 degrees 30 minutes east 581.6 feet to an iron pin; thence south 35 degrees 30 minutes west 204.6 feet to an iron pin; thence south 32 degrees west 234.3 feet to an iron pin; thence south 16 degrees west 300.3 feet to an existing spike in the northeast margin of Eatons Creek Road; thence with said margin of Eatons Creek Road 377.0 feet in a northwesterly direction to the point of beginning, said tract **containing 6.0 acres, more or less.**

BEING the same property conveyed to Darrell L. Smith, a single person, by Quitclaim Deed from Garland Smith, a single person, of record as instrument number 20100216-0011878, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in the Thirteenth Civil District of Davidson County, Tennessee, and more particularly described as follows: **BEGINNING** at a spike in the Northeasterly margin of Eatons Creek Road, said spike being the Northeast corner of Will Holt's property; Southeast corner of Sesler's property and Southwest corner of Tom P. Smith's property; thence South 88 degrees 30 minutes East 330.0 feet to an iron pin; thence South 39 degrees 56 minutes East 708.5 feet to an iron pin; thence South 9 degrees 38 minutes West 159.6 feet to an iron pin in the margin of Eatons Creek Road; thence with said margin 1002.8 feet to the point of beginning, **containing 6.4 acres, more or less**, according to a survey by Raymond E. Binkley, dated December 12, 1981.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE is a 3.68 acre tract conveyed to Mark Newcomb and wife, Kimberly Newcomb by deed from Amanda Carol Barnett dated June 22, 2007 and filed for record in Instrument Number 20070627-0076609 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Darrell L. Smith, a single person, by Quitclaim Deed from Garland Smith, a single person, of record as instrument number 20100216-0011879, Register's Office for Davidson County, Tennessee, and corrected by Deed of Correction to Darrell L. Smith, a single person, from Darrell L. Smith, a single person, as the sole heir at law of Garland Smith, deceased, of record as instrument number 20120806-0069798, Register's Office for Davidson County, Tennessee.

This is improved property known as 5150 Eatons Creek Road, Nashville, TN 37218, and unimproved property known as 5138 Eatons Creek Road, Nashville, TN 37218.

TRACT 4: Being in the 13th Civil District of Davidson County, Tennessee, and being described as follows: **BEGINNING** in the center of Hydes Ferry Road at the southwest corner of the property conveyed to M. D. Estes and wife, by deed from Charley Smith and wife, of record in Book 1783, Page 29, Register's Office for Davidson County; thence with the center of said Road South 62 degrees 7 minutes West 101.7 feet to the beginning of a curve; thence around said curve having a radius of 205 feet, westerly 106.9 feet; thence North 89 degrees 25 minutes West 101.1 feet to the beginning of another curve; thence around said curve having a radius of 508.9 feet, westerly 12.1 feet to the southeast corner of property conveyed to C. N. Lampley by deed from Charlie Sidney Smith and wife, of record in Book 1584, Page 458, Register's Office of said County; thence with said Lampley's eastern boundary

line, northwesterly 138 feet, more or less, to the southerly margin of the right-of-way of the T.C.R.R.; thence with said right-of-way North 62 degrees 6 minutes East 296.2 feet to the northwest corner of the said Estes property; thence with the said Estes western boundary line southerly 224 feet, more or less, to the beginning.

BEING the same property conveyed to Darrell L. Smith, a single person, by Quitclaim Deed from Garland Smith, a single person, of record as instrument number 20100216-0011880, Register's Office for Davidson County, Tennessee.

This is unimproved property at Old Hydes Ferry Pike, Nashville, TN 37218.

TRACT 5: BEING Lot No. 7 and the westerly 18 feet of Lot No. 5 of Block 20 on the map of Cherekee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and part of Lot No. 5 front together 68 feet on the Northerly side of California Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Darrell L. Smith, a single person, by Quitclaim Deed from Garland L. Smith, a single person, of record as instrument number 20100216-0011881, Register's Office for Davidson County, Tennessee.

This is improved property known as 6106 California Avenue, Nashville, TN 37209.

TRACT 6: LAND in Davidson County, Tennessee, in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described according to a survey by Wm. Collier Parrish, Associated, Civil Engineers, dated October 7, 1965, as follows: **BEGINNING** at point in the center line of Old Hydes Ferry Pike, 127 feet east of the southeast corner of the Old Grange Hal Church property; thence northwestwardly along the center line of a Branch or drainage ditch 95 feet more or less to a point in the southerly margin of the T.C.R.R.C., right of way; thence along said right of way; North 62 degrees 06 minutes East 165 feet to a point; thence southeastwardly 138 feet to a point in the center of Old Hydes Ferry Pike; thence with the center line of said Pike, westwardly 160.0 feet to the point of beginning.

BEING the same property conveyed to Darrell L. Smith, a single person, by Quitclaim Deed from Garland Smith, a single person, of record as instrument number 20100216-0011882, Register's Office for Davidson County, Tennessee.

This is improved property known as 5158 Old Hydes Ferry Pike, Nashville, TN 37218.

These are the same descriptions as in the previous deeds of record.

Darrell L. Smith, the same person as Darrell Linel Smith, died intestate on August 12, 2013, survived by the undersigned Jessica Tiffany Smith, his sole and only heir at law under the intestate estate of Darrell Linel Smith, which was probated in the Probate Court for Dickson County, Tennessee, Docket Number 09-13-084-P.

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

And now, I, the said **WILLIAM G. WILKINSON, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey

unto **JESSICA TIFFANY SMITH**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 14th day of March, 2014.

JESSICA TIFFANY SMITH
ADMINISTRATRIX OF THE ESTATE OF
DARRELL LINEL SMITH

WILLIAM G. WILKINSON, TRUSTEE

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JESSICA TIFFANY SMITH, ADMINISTRATRIX OF THE ESTATE OF DARRELL LINEL SMITH**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 14th day of March, 2014.

GRACE HAMLETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 12-5-2015

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM G. WILKINSON, TRUSTEE**, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 14th day of March, 2014.

GRACE HAMLETT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 12-5-2015

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2014.

Notary Public

GRACE HAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 12-5-2015