QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150048198 DEEDQC
Recvd: 06/17/15 11:32 2 pgs
Fees:12.00 Taxes:0.00
20150617-0057696

File No.: ALW-15-3616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHEILA D. WELCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-17

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd AVE S, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY A. SMITH AND WIFE, ELIZABETH ANN SMITH	NEW OWNER	
(NAME)	(NAME)	**86-52.00**
(ADDRESS)	(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, **Odell Binkley, Jr.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Jeffrey A. Smith and wife, Elizabeth Ann Smith**, 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 10 an iron rod; thence South 89° 59' 27" West 86.22 feet 10 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 Odell Binkley, Jr., individually by Quit Claim Deed from Binkley Family Investments, L.P., recorded on the 22nd day of March, 2012 in Instrument No. 20120322-0024297, in the Register's Office of Davidson County, Tennessee.

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 15 day of June, 2015.

Odell Binkley, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Odell Binkley, Jr., 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 15 day of June, 2015.

Commission expires: 1-31-2016

Notary Public

MICHELLE R. BOLDEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. JAN. 31, 2016