BILL GARRETT, Davidson County
Trans:T20160059514 DEEDQC
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Fees:17.00 Taxes:0.00
20160712-0071337

Prepared by:
The Fleming Law Firm & Mediation Center
405 Two Mile Pike, Suite A
Goodlettsville, TN 37072
(615) 859-9665
(From Information Supplied: No Title Examination)

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Tim & Janet Smith	Tim & Janet Smith	028-025.00
5020 Ridge Road	258 Lakeside Park Drive	
Joelton, TN 37080	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JANET L. SMITH,** conveys and quitclaims unto **TIM SMITH and wife JANET SMITH as tenants by the entirety,** their successors, heirs, and assigns, all of her right, title and interest in and to the following described real property to wit:

> Being in the 14th Civil District of Davidson County, Tennessee, being a part of the Berlie Pemberton Tract, and described as follows:
>
> BEGINNING at the intersection of the centerline of Gray Point Road and Ridge Road, thence with the center of Ridge Road, South 85 ¾ degrees West 500 feet; North 83 degrees West 170 feet; thence leaving said Road as follows: North 4 ½ degrees West 210 feet; West 31 feet; North 4 ½ degrees West 117 ½ feet; North 78 ½ degrees East 132 feet; South 77 ½ degrees East 241 feet; North 88 ½ degrees East 308 feet, to the centerline of Gray Point Road; thence with the centerline of same, South 10 ½ degrees East 306 feet to the point of beginning, containing 6 acres more or less.
>
> Being the same property conveyed to Glynn W. Cherry and wife Nell Cherry by Warranty Deed from Berlie Pemberton and wife Agnes Biggs Pemberton dated 8/16/1957 and filed for record on 8/27/1957 of record in Book 2695, page 97,

said Register's Office for Davidson County, Tennessee. The said Glynn W. Cherry having since died on 8/26/2008, thereby leaving the said Nell Cherry, a/k/a Robbie Nell Cherry, as the surviving tenant by entirety. The said Robbie Nell Cherry having since died on 10/7/2010, leaving David W. Cherry and Janet L. Smith as the only living heirs at law. The said David W. Cherry and Janet L. Smith having since filed a Muniment of Title in the Davidson County Probate Division, Docket No. 12P-1524, thereby naming David W. Cherry and Janet L. Smith as the only living heirs at law and thereby passing the property to the same.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title, and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property, known as 5020 Ridge Road, Joelton, TN 37080.

And now, **JANET L. SMITH**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey all property interest unto **TIM SMITH and wife JANET SMITH as tenants by the entirety**, their 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;

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to **TIM SMITH and wife JANET SMITH as tenants by the entirity,** their heirs and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Janet Smith, **Affiant**
Subscribed and sworn before me this the
12 **Day of** July, 2016.
Abby Fleet, **Deputy Register**

IN WITNESS WHEREOF, the Grantor, **JANET L. SMITH,** has hereunto set her hand on this the 7th day of July, 2016.

Janet L. Smith
JANET L. SMITH, Grantor and Grantee

Tim Smith
TIM SMITH, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

EMILY C. GREEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Grantor and Grantee, **JANET L. SMITH,** with whom I am personally acquainted, and who acknowledges that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson, Tennessee this 7th day of July 2016.

Emily C. Green
NOTARY PUBLIC

8/29/17
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

EMILY C. GREEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Grantee, **TIM SMITH,** with whom I am personally acquainted, and who acknowledges that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson, Tennessee this 7th day of July 2016.

Emily C. Green
NOTARY PUBLIC

8/29/17
My Commission Expires