Mail
WHEN RECORDED ~~RETURN~~ TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

~~AFTER RECORDING RETURN TO~~:
Mary Gaston
3947 Dry Fork Road
Whites Creek, TN 37189
File No. 01-17061730-03T

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

TAX ID NO: 048-00-0-129.00
TAX ID NO: 048-00-0-130.00

Bill Garrett Davidson County
Batch# 24378 DEEDQC
11/09/2017 11:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171109-0115492

QUIT CLAIM DEED

THIS DEED made and entered into on this 28 day of Oct, 20 17, by and between **Mary Gaston f/k/a Mary Smith, an unmarried woman, as to an undivided one-half interest and Mary Smith a/k/a Mary Gaston, an unmarried woman, as to an undivided one-half interest,** a mailing address of 3947 Dry Fork Road, Whites Creek, TN 37189, hereinafter referred to as Grantor(s) and **Mary Gaston, an unmarried woman**, a mailing address of 3947 Dry Fork Road, Whites Creek, TN 37189, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as: 3947 DRY FORK ROAD, WHITES CREEK, TN 37189

Being the same property conveyed to CHRISTINA M. TIDWELL * deceased AND DAUGHTER, MARY SMITH in a Deed from HORACE RIDDLE ET UX FRANCES G. RIDDLE recorded under Book 4724, Page 76, recorded on 07/02/1973 in Davidson County, Tennessee.

Affidavit of Heirship dated October 12, 2017 and recorded 11/02/2017 under Book/Page/Document No. 20171102-0112664 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mary Gaston F/K/A Mary Smith
Mary Gaston f/k/a Mary Smith

Mary Smith F/K/A Mary Gaston
Mary Smith a/k/a Mary Gaston

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Mary Gaston f/k/a Mary Smith, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 28 day of Oct, 2017.

Notary Public
My Commission expires: 4.28.20

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Mary Smith a/k/a Mary Gaston, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 28 day of Oct, 2017.

Notary Public
My Commission expires: 4.28.20

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

VALUATION AFFIDAVIT

STATE OF TN
COUNTY OF Wilson

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

Mary Gaston

Mary Gaston

Sworn to before me this 28 day of Oct, 2017.

Notary Public
My Commission Expires: 4.28.20

Name and address for person(s) responsible for taxes:

Mary Gaston
3947 Dry Fork Road
Whites Creek, TN 37189

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

Name and address of property owner:

Mary Gaston
3947 Dry Fork Road
Whites Creek, TN 37189

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LOW IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, DATED MARCH 20, 1973, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF DRY FORK CREEK, THENCE SOUTH 53 DEGREES 27 MINUTES WEST, 347.25 FEET; THENCE SOUTH 50 DEGREES 48 MINUTES EAST 105.65 FEET; THENCE NORTH 56 DEGREES 54 MINUTES EAST 343.0 FEET; THENCE NORTH 15 DEGREES 55 MINUTES EAST 45 FEET TO A POINT IN THE CENTER OF SAID DRY FORK CREEK; THENCE WITH SAID CENTER LINE NORTH 75 DEGREES 26 MINUTES WEST 122.35 FEET TO THE POINT OF BEGINNING.

TAX ID NO: 048-00-0-129.00
TAX ID NO: 048-00-0-130.00

BEING THE SAME PROPERTY CONVEYED BY DEED
GRANTOR: HORACE RIDDLE ET UX FRANCES G. RIDDLE
GRANTEE: CHRISTINA M. TIDWELL AND DAUGHTER, MARY SMITH
DATED: 05/02/1973
RECORDED: 07/02/1973
DOC#/BOOK-PAGE: 4724-76

ADDRESS: 3947 DRY FORK RD, WHITES CREEK, TN 37189

END OF SCHEDULE A

Certificate of Authenticity

I, Molly Lloyd, 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.

Molly Lloyd

Molly Lloyd

State of Ohio

County of Summit

I, Nancy A Cope a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature,

Molly Lloyd, I have witnessed.

Nancy A Cope

Notary's Signature

Commission Expires: 12/07/2020

NOTARIAL SEAL STATE OF OHIO

Nancy A Cope
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 12/07/2020