Bill Garrett Davidson County
Batch# 109823 DEEDQC
06/28/2018 10:34:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180628-0062428

18-0203

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
16-0044

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Geric G. Smith 1704 Stewarts Ferry Pike Hermitage, TN 37076	same as new owner	110-30

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Geric Gaylon Smith, and Robert Kendall Smith, only heirs of Gaylon Jenkins Smith, hereinafter called the GRANTOR(S), does hereby quitclaim and convey Geric Gaylon Smith, a married man hereinafter called the GRANTEE, all right, title and interest, they have in the property attached as exhibit A:

This is improved property located at 1704 Stewarts Ferry Pike, Hermitage, TN 37076.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 14 day of June, 2018.

Geric Gaylon Smith

Robert Kendall Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Geric Gaylon Smith, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 14 day of June, 2018.

NOTARY

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Robert Kendall Smith, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that he is the one who executed the foregoing instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal on this 14 day of June, 2018.

NOTARY

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 14 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Escrow No.: 18-0203

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the 4th Civil District of Davidson County, Tennessee, being the northeasterly 10.6 acres of a tract of 146.75 acres, known as the R.L. Castleman Land, said tract of 146.75 acres having been surveyed by George W. Watkins, Surveyor, October 28, 1955, and said northeasterly 10.6 acres being shown as cut off from said tract of 146.75 acres, according to survey of George W. Watkins, Surveyor, January 5, 1956, described as follows:

Beginning at a point in the center of Stewart's Ferry Pike, being the northeasterly corner of said tract of 146.75 acres of R.L. Castleman Land; thence with the center of said Pike north 59° west 278 feet to a spike in the center of said Pike the northwesterly corner of said tract of 10.6 acres; thence south 26° 10' west 883 feet to an iron pion; thence south 18° east 86 feet to an iron pin in fence; thence 52° 30' east 357 feet to an iron pin and post, passing oak tree on line marked; thence south 85° east 265feet to a post, a point, in the east line of said R. L. Castleman Land and the west line of the land of Seaborn; thence north 4° east with fence line between the lands of Castleman and the lands of Seaborn 985 feet to the point of beginning, containing 10.6 acres, more or less.

Being a part of the property inherited by Gertrude C. Jenkins, R. E. Castleman, Goldie E. McCullough, Benjamin Ray Castleman and Elizabeth Mae Castleman as the only heirs at law of R. L. Castleman, deceased.

Less and except:

A tract of land designated as TRACT NO. 353, in the J. PERCY-PRIEST DAM AND RESERVIOR PROJECT, situate in the Fourth Civil District of Davidson County, Tennessee, on Stewarts Ferry Pike and being more particularly described as follows:

Beginning at a concrete monument located at a corner common to lands now or formerly owned by Benjamin Ray Castleman and the lands of the subject owner, and being in a line of lands now or formerly owned by Macolm P. Seaborn et al, said monument being situate South 70° 00' West 1.4 feet from a 3 – inch Ironwood tree, Due North 3.4 feet from an 8-inch Cedar tree, and South 81° 00' East 29 feet from a 30-inch Oak tree; and its coordinates are X = 1,829,778.58, Y = 636,125.4; thence, from said point of beginning along said Castleman's line as follows: North 76° 45' West 265 feet, and North 54° 30' West 357 feet to a point in a line of lands now or formerly owned by Elizabeth Mae Castleman Eakes; thence, along said Eakes' line as follows: North 11° 15' West 86 feet, and North 25° 45' East 285 feet to a concrete monument; thence, severing the lands of the subject owner South 33° 51' East 730.44 feet to the point of beginning, containing three and one tenth (3.10) acres, more or less.

The above bearings are based on the Tennessee State Plane Coordinate System.

The above described land is a part of the same land acquired by Gertrude C. Jenkins from R. E. Castleman et al, by deed dated 1 February1956, recorded in Deed Book 2490, Page 522, and by inheritance as one of the heirs at law of R. L. Castleman, said R. L. Castleman having acquired title by inheritance as the only heir at law of L B. Castleman, said L. B. Castleman having acquired title by deed from T. F. Hamilton et al, dated 28 January 1896, recorded in Deed Book 208, Page 439, all instruments being of record in Davidson County, Tennessee.

Less and except:

Land in the Fourth Civil District of Davidson County, Tennessee, being the northeasterly 3.75 acres more or less of a tract of 10.6 acres, a four-fifths undivided interest in which was conveyed to Gertrude C. Jenkins by Goldie McCullough, et als by deed dated February 1, 1956 and of record in Book 2490 page 522, Register's Office for Davidson County, Tennessee, to which deed reference is made and which tract of 3.75 acres more or less is more particularly described as follows:

Beginning at a point in the center of Stewarts Ferry Pike being the northeasterly corner of said tract of 10.6 acres; thence south 4° west , with the fence line between the lands of Castleman and the lands of Seaborn, 985 feet to the southeast corner of said tract of 10.6 acres; thence north 33° 51 minutes west, with the northeasterly line of a tract of land conveyed by Gertrude C. Jenkins to the United States of America, described as Tract No. 353 in the J. Percy Priest Dam and Reservoir Project, a distance of 320 feet more or less to a point in said northeasterly line of said Tract No. 353; thence north 11° east 815 feet more or less to a point in the center of Stewarts Ferry Pike, which point is north 59° west 139 feet from the northeasterly corner of said tract of 10.6 acres, the point of beginning, thence south 59° east 139 feet to the point of the beginning, containing 3.75 acres more or less.

Being a part of the tract of land, a four-fifths undivided interest in which was conveyed to Gertrude C. Jenkins by Goldie McCullough, et als by deed dated February 1, 1956 and of record in Book 2490, page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geric Gaylon Smith By Order to Close Estate of Gaylon Jenkins Smith, deceased in Probate Court No. 09P325, signed July 7, 2010 in the Register's Office of Davidson County, Tennessee.