Karen Y Johnson Davidson County
Batch# 143978 DEEDQC
09/21/2018 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180921-0093936

QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Morgan Hamm
Affiant

Subscribed and sworn to me on September 21, 2018.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Claude W. Smith and Linda H. Smith 7140 Donald Wilson Dr Fairview, TN 37062	SAME AS NEW OWNER	PART OF 16800012500

KNOW ALL MEN BY THESE PRESENTS that Claude W. Smith and wife, Linda H. Smith, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Claude W. Smith and wife, Linda H. Smith, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

SEE EXHIBIT "A" ATTACHED

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on September 19, 2018.

Claude W Smith
Claude W. Smith

Linda H. Smith
Linda H. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

On September 19, 2018, before me personally appeared Claude W. Smith and Linda H. Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 19, 2018.

My Commission Expires: 3-28-2022

Lisa Anderson
NOTARY PUBLIC

LISA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
CLAUDE W. SMITH AND LINDA H. SMITH
2.45 ACRES REMAINDER HESTER BEASLEY ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAPS 168, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE WEST; JEFFERSON H. PERKY ON THE NORTH; SCOTT KARDENETZ ON THE EAST; CHERYL LYNN MOON ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (N: 616871.57, E: 1674358.90), A SOUTHWESTERLY CORNER OF JEFFERSON H. PERKY (REF. INSTRUMENT #20150520 PAGE 0046787 R.O.D.C.- PROPERTY MAP 169 PARCEL 359); THENCE WITH PERKY'S SOUTH LINE S49°21'57"E 412.77' TO AN IRON PIN SET, THE NORTHWEST CORNER OF SCOTT KARDENETZ (REF. INSTRUMENT # 20180323 PAGE 002737396 R.O.D.C. –PROPERTY MAP 198 PARCEL 125p/o; THENCE WITH KARDENETZ'S WEST LINE S59-42'19"W 398.04' TO AN IRON PIN SET IN THE NORTH LINE OF CHERYL LYNN MOON (REF. INSTRUMENT #20170502 PAGE 0042878 R.O.D.C.- PROPERTY MAP 168 PARCEL 124); THENCE WITH MOON'S NORTH LINES N36°59'41"W 77.56' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE N52°23'41"E 116.27' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE N63°05'34"W 226.39' TO AN EXISTING IRON PIN "CHAPDELAINE" ON THE EAST SIDE OF HESTER BEASLEY ROAD; THENCE WITH THE EAST SIDE OF SAID ROAD N38°34'54"E 299.66' TO THE POINT OF BEGINNING, CONTAINING 2.45 ACRES, MORE OR LESS, AND BEING THE REMAINDER OF CLAUDE W. SMITH AND LINDA H. SMITH PROPERTY AS RECORDED IN DEED BOOK 10482 PAGE 439, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE DATED DECEMBER 7, 2017.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORDS, AND TO THE FINDINGS OF A TITLE REPORT.

THE ABOVE TRACT IS SUBJECT TO A 50' INGRESS-EGRESS AND UTILITY EASEMENT AS RECORDED IN DEED BOOK 10482 PAGE 439 R.O.D.C.

THE ABOVE TRACT IS SUBJECT TO A NON-EXCLUSIVE WATERLINE EASEMENT RUNNING THROUGH THE ABOVE PROPERTY TO THE NORTH LINE OF AN EXISTING 50' INGRESS-EGRESS AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (N: 616871.57, E: 1674358.90), IN THE SOUTH LINE OF JEFFERSON H. PERKY (REF. INSTRUMENT #20150520 PAGE 0046787 R.O.D.C.- PROPERTY MAP 169 PARCEL 359); THENCE WITH PERKY'S SOUTH LINE S49°21'57"E 412.77' TO AN IRON PIN SET, THE NORTHWEST CORNER OF SCOTT KARDENETZ (REF. INSTRUMENT # 20180323 PAGE 002737396 R.O.D.C. –PROPERTY MAP 198 PARCEL 125p/o; THENCE WITH KARDENETZ'S WEST LINE S59-42'19"W 91.34' TO A POINT; THENCE LEAVING KARDENETZ N30°17'41"W 57.24'; THENCE N51°22'43"W 151.60'; THENCE N35°50'39"W 98.39'; THENCE N49°23'11"W 79.86' TO A POINT ON THE EAST SIDE OF HESTER BEASLEY ROAD; THENCE WITH THE EAST SIDE OF SAID ROAD N38°34'54"E 50.03' TO THE POINT OF BEGINNING.

THIS BEING PART OF THE SAME PROPERTY CONVEYED TO CLAUDE W. SMITH AND WIFE, LINDA H. SMITH AS RECORDED IN DEED BOOK 10482 PAGE 439, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY