Karen Y Johnson Davidson County
DEEDQC
Batch# 172653 3 pgs
12/11/2018 01:14:09 PM
Fees: $17.00 Taxes: $0.00
20181211-0120569

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Geric Gaylon Smith
1704 Stewarts Ferry Pike
Hermitage, TN 37076

SEND TAX BILLS:
New Owner

MAP-PARCEL:
110-00-0-186.00 and
110-00-0-128.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged I, **Robert Kendall Smith, an heir at law of Gaylon J. Smith and Devisee under the Last Will and Testament of James R. Smith, Jr.,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Geric Gaylon Smith, married,** hereinafter called the Grantee, his heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract One:

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 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 the beginning, thence south 59° east 139 feet to the point of the beginning, containing 3.75 acres more or less.

Being the same property conveyed to J. R. Smith and wife, Marie J. Smith by deed from Gertrude C. Jenkins, dated June 1, 1966, of record in Book 4162, Page 33, Register's Office for Davidson County, Tennessee.

Said Marie J. Smith died May 21, 1993 **leaving J. R. Smith as surviving tenant by the entireties. Said J. R. Smith died November 16, 2016 leaving Geric Gaylon Smith and Robert Kendall Smith as Devisees under the Last Will and Testament of James R., Jr. James R. Smith, J. R. Smith and James R. Smith, Jr. are one in the same.**

Tract Two:

Land in Davidson County, Tennessee, being a lot or tract marked "A", being the Easterly part of the Elizabeth M. C. Eakes Property situated in the 2nd Civil District of Davidson County, Tennessee and recorded in Deed Book 2547, Page 279. Said property is described according to an unrecorded survey by John D. McCormick dated May 22, 1990 as follows:

Beginning at a point on the Southerly margin of Stewarts Ferry Pike property, said point also being the Northwest corner of the James R. Smith and Gaylon J. Smith property, thence along the said Smith property line S 30° 08' 57" W a distance of 591.84 feet to a Corp of Engineers Monument; thence N 84° 55' 21" W a distance of 272.14 feet to Corp of Engineers Marker; thence S 29° 10' 46" W a distance of 481.83 feet to a Corp of Engineers Monument ; thence N 48° 12' 08" W a distance of 80.00 feet; thence N 32° 29' 00" E a distance of 1181.14 feet to a point in the Southerly margin of Stewarts Ferry Pike; thence S 58° 16' 28" E a distance of 268.70 feet to the point of beginning and containing 5.001 acres, plus or minus.

Being the same property conveyed to James R. Smith and Gaylon J. Smith, by deed from Ray Thomas Eakes, sole heir of Elizabeth Mae Castleman Eakes, deceased, dated May 31, 1990, of record in Book 8135, Page 416, Register's Office for Davidson County, Tennessee.

Said Gaylon J. Smith died February 19, 2009 leaving Geric Gaylon Smith and Robert Kendall Smith as sole heirs at law. Said James R. Smith died November 16, 2016 leaving Geric Gaylon Smith and Robert Kendall Smith as Devisees under the Last Will and Testament of James R. Smith, Jr. James R. Smith and James R. Smith, Jr. are one in the same.

This is improved property known as 1710 Stewarts Ferry Pike and 0 Stewarts Ferry Pike, Hermitage, TN 37076.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 4th day of ~~November~~ December, 2018.

Robert Kendall Smith

Robert Kendall Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Robert Kendall Smith, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, TN this the 4th day of ~~November~~ December, 2018.

Notary Public

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/20

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is 0.

AFFIANT

Subscribed and sworn before me this 4th day of ~~November,~~ December 2018.

NOTARY PUBLIC

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/20