Karen Johnson Davidson County
Batch# 258770 DEEDQC
07/19/2019 08:27:05 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190719-0070671

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Sara Darby Smith 114 Bellebrook Circle Nashville, Tennessee 37205	SAME	Map 92-12; Parcel Nos. 356, 357 & 359

This instrument prepared by: Stephen H. Horrell, 3030 Sidco Drive, Nashville, TN 37204-4506

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Sara Darby Smith
Affiant

Subscribed and sworn to before me, this the 18th day of July, 2019.

CARL OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: November 8, 2022

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, STEPHEN H. HORRELL, a resident of Tennessee ("Grantor"), by these presents, does hereby remise, release and forever quitclaim and convey unto SARA DARBY SMITH, a resident of Tennessee ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to certain parcels or tracts of land in Davidson County, Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference (collectively, the "Property").

This instrument is given, and the Property is quitclaimed, subject to such other limitations, restrictions, covenants and encumbrances which may affect the premises.

The Property is not the usual place of residence of Grantor, his spouse or any minor children. Grantor is one and the same, and also known, as Steve Horrell.

[Signature page follows.]

IN WITNESS WHEREOF, this instrument is executed on this the 15th day of July, 2019.

By: Stephen H. Horrell
STEPHEN H. HORRELL, individually.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared STEPHEN H. HORRELL, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of July, 2019.

Laura Grider
NOTARY PUBLIC

My Commission Expires: 3/3/20

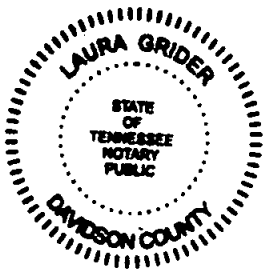


EXHIBIT A

Property Description

PARCEL 1: (Map 92-12, Parcel 359)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly part of Lot No. 61 on the map of Hynes' Addition, as of record in Minute Book "B", page 85, Chancery Court, at Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, October 29, 1943, as follows:

Beginning on the northerly margin of Church Street, as widened, at a point 35.8 feet east of the easterly margin of 15th Avenue North, said point being the center of a party wall; thence with the center of said party wall northerly 59.66 feet to the northern terminus of said wall, continuing in the same direction 73.7 feet, more or less, in all 133.36 feet, more or less, to an old fence in the southerly line of the property conveyed to M. J. Halloran by deed from Robert Vaughn, Clerk and Master, of record in Book 472, page 48, Register's Office for said county; thence with said line eastwardly 33.2 feet to a stake at the northwest corner of concrete footing; thence southwardly 133.4 feet to the northerly margin of Church Street; thence with same westwardly 33.8 feet to the beginning.

Also an easement or right-of-way across the northwesterly part of Lot No. 61 on the map of Hynes' Addition, as of record in Minute Book "B", page 85, Chancery Court at Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, October 29, 1943, as follows:

Beginning on the easterly margin of 15th Avenue North at a point 118.95 feet north of the northerly margin of Church Street, as widened; thence with said avenue northwardly 15.4 feet to a spike in an old fence in the southerly line of the property conveyed to M. J. Halloran by deed from Robert Vaughn, Clerk and Master, of record in Book 472, page 48, Register's Office for said county; thence with said line eastwardly 53.3 feet; thence southwardly 15 feet; thence westwardly 50.2 feet to the beginning.

Being the same property conveyed to Thomas H. Horrell and wife, Kathleen V. Horrell, by deed from Glenn R. Murray and wife, Mary B. Murray, of record in Book 1283, page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen H. Horrell and Fred T. Horrell, as equal tenants in common, by deed from John Wilson Horrell, individually, John Wilson Horrell and Jack W. Robinson, JR., as trustees of the Trust under the Will of Thomas Henry Horrell, deceased, and John Wilson Horrell and Carolyn P. Curry, as executors of the Estate of Kathleen B. Horrell, deceased, on January 18, 2017, having an instrument number of 20170118-0005329, in the Register's Officer for Davidson County Tennessee.

PARCEL 2: (Map 92-12, Parcel 359)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 62 on the map of Hynes' Addition, of record in Minute Book "B", page 85, of the Chancery Court at Nashville, and described as follows:

Beginning at a point in the north margin of Church Street, as widened, 47 feet west of the westerly margin of a 20 foot alley at the southwest corner of the property conveyed to D. L. Nicholson and wife by deed of record in Book 1097, page 340, Register's Office for said county; thence with the margin of said street westerly 23 feet to a point at the common corner of Lots Nos. 61 and 62; thence with the line between said lots northerly 132 ½ feet, more or less, to a point; thence easterly 70 feet, more or less, to the easterly margin of said 20 foot alley; thence with the margin of the same southerly 12 ½ feet to a point at the northeast comer of the property conveyed to Deluxe Ice Cream Company by deed from John W. Kelley and wife, of record in Book 1281, page 624, Register's Office for said county; thence along said Deluxe Ice Cream Company's north line and along the north line of said Nicholson lot above-mentioned westerly 47 feet to a point; thence along Nicholson' s westerly line southerly 120 feet to the point of beginning.

Being the same property conveyed to Thomas H. Horrell and wife, Kathleen V. Horrell, by deed from Sam L. Bryan and wife, Christine S. Bryan, of record in Book 1285, page 565, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen H. Horrell and Fred T. Horrell, as equal tenants in common, by deed from John Wilson Horrell, individually, John Wilson Horrell and Jack W. Robinson, JR., as trustees of the Trust under the Will of Thomas Henry Horrell, deceased, and John Wilson Horrell and Carolyn P. Curry, as executors of the Estate of Kathleen B. Horrell, deceased, on January 18, 2017, having an instrument number of 20170118-0005329, in the Register's Officer for Davidson County Tennessee.

PARCEL 3: (Map 92-12, Parcel 357)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 60 on the map of the Hynes' Addition, of record in Book 1, page 21, of the Chancery Court at Nashville, and described as follows:

Beginning at a point in the easterly margin of 15th Avenue North, 171 feet 11 inches, more or less, north of Church Street, as widened, being the southwest comer of the property conveyed to Tennie L. Smith by deed of record in Book 919, page 778, Register's Office for said county; thence along Smith's southerly line easterly 158 feet, more or less, to the westerly margin of a 20-foot alley;

thence with the margin of the same southerly 45 ½ feet to a point; thence westerly 154 feet, more or less, to the easterly margin of 15th Avenue North; thence with the margin of same northerly 35 feet 5 inches to the point of beginning.

Being the same property conveyed to Thos. H. Horrell and wife, Kathleen V. Horrell, by deed from Clifford Capley and wife, Ella Bell Capley, of record in Book 1383, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen H. Horrell and Fred T. Horrell, as equal tenants in common, by deed from John Wilson Horrell, individually, John Wilson Horrell and Jack W. Robinson, JR., as trustees of the Trust under the Will of Thomas Henry Horrell, deceased, and John Wilson Horrell and Carolyn P. Curry, as executors of the Estate of Kathleen B. Horrell, deceased, on January 18, 2017, having an instrument number of 20170118-0005329, in the Register's Officer for Davidson County Tennessee.

PARCEL 4: (Map 92-12, Parcel 356)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly part of Lot No. 59 and the northerly part of Lot No. 60 on the Plan of Hynes' Addition, as of record in Plan No. 1, page 21, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point 171 feet 11 inches north of the northerly margin of Church Street, as widened, said point being the northwest corner of Tract No. 1 conveyed to M. J. Halloran by deed from Robert Vaughn, Clerk and Master, of record in Book 472, page 48, Register's Office for said County; thence with the easterly margin of said avenue northwardly 59 feet, 7 inches, more or less, to the southwest corner of the property conveyed to Fannie Mitchell by deed from R. H. Thompson and wife, of record in Book 546, page 252, said Register's Office; thence with her southerly line eastwardly 166 feet, more or less, to the westerly margin of an alley; thence with said alley southwardly 47 ½ feet, more or less, to the northeast corner of said Halloran lot; thence with the northerly line of same westwardly 158 feet, more or less, to the beginning.

Being the same property conveyed to Thos. H. Horrell and Kathleen V. Horrell, as tenants in common, by deed from Horrell Refrigeration Company, Inc., a Tennessee corporation, of record in Book 2593, page 193, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen H. Horrell and Fred T. Horrell, as equal tenants in common, by deed from John Wilson Horrell, individually, John Wilson Horrell and Jack W. Robinson, JR., as trustees of the Trust under the Will of Thomas Henry Horrell, deceased, and John Wilson Horrell and Carolyn P. Curry, as executors of the Estate of Kathleen B. Horrell, deceased, on January 18, 2017, having an instrument number of 20170118-0005329, in the Register's Officer for Davidson County Tennessee.

The legal descriptions above are the same as in the previous deeds of record.