Karen Johnson Davidson County
Batch# 269610 DEEDQC
08/12/2019 08:27:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190812-0079744

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Brenda Smith and Matthew Smith	(NAME) SAME AS OWNER	056-138.00 056-139.00 056-140.00
(STREET ADDRESS) 5065 Pinevalley Road		
(CITY) (STATE) (ZIP) Ashland City TN 37015	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Brenda Smith and Matthew Smith, wife and husband** Grantor, does hereby quitclaim and convey **Brenda Smith and Matthew Smith, wife and husband,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

BEGINNING AT AN EXISTING IRON PIN, THE POINT OF BEGINNING, IN THE SOUTHERLY LINE OF GEORGE I. OSMENTT, BEING IN THE NORTHERLY MARGIN OF A 50' EASEMENT FOR INGRESS AND EGRESS LEADING TO PINE VALLEY ROAD AND BEING S 79 DEGREES 05'28"W, A DISTANCE OF 35.00" FROM AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF GEORGE I OSMENTT; THENCE, WITH THE WESTERLY LINE OF BRENDA FORRESTER SMITH AND MATTHEW MILLER SMITH, S 02 DEGREES 29'49" E, A DISTANCE OF 1171.41" TO AN IRON PIN AT A FENCE TURN AT THE TOP OF A RIDGE BEING S 75 DEGREES 07'51" W, A DISTANCE OF 441.11" FROM AN EXISTING IRON PIN IN SAID FENCE;THENCE WITH THE NORTHERLY LINE OF JAMES BRYAN LEWIS, TRUSTEE, S 46 DEGREES 21'40'W. A DISTANCE OF 163.14' TO AN IRON PIN IN SAID FENCE;THENCE, WITH THE EASTERLY LINE OF TERRY E. WILKES AND JOSEPH S. DOZIER, N 17 DEGREES 48'45" W, A DISTANCE OF 1330.03' TO AN IRON PIN;THENCE WITH THE SOUTHERLY LINES OF GEORGE I. OSMENTT, BEING THE NORTHERLY MARGIN OF A 50' EASEMENT FOR INGRESS AND EGRESS LEADING TO PINE VALLEY ROAD, SOUTH 86 DEGREES 53' 55", A DISTANCE OF 202.84' TO AN IRON PIN AND N 84 DEGREES 11'45' E, A DISTANCE OF 272.75' TO THE BEGINNING, CONTAINING 8.52 ACRES MORE OR LESS.

Being the same property conveyed to Brenda Smith and husband Matthew Smith by Warranty Deed dated October 27, 2017 from Joseph S. Dozier, unmarried recorded October 31, 2017 as Instrument Number 20171031-0111335, in the Register's Office for Davidson County, Tennessee.

BEING A TRACT OF LAND LYING IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN AT THE NORTH EAST CORNER OF A TRACT OWNED BY TERRY WILKES AS OF RECORD IN 201203200023737 RODC.TN., AND BEING THE SOUTHEAST OF THIS TRACT, THENCE; N 07 DEG 00 MIN 00 SEC E, 1085.00' TO A IRON PIN, THENCE; N 27 DEG 00 MIN 00 SEC W, 16.00' TO A POST, THENCE; S 24 DEG 00 MIN 00 SEC W, 218.60' TO A RED OAK, THENCE; S 50 DEG 30 MIN 00 SEC W, 187.50' TO A CHESTNUT OAK, THENCE; S 43 DEG 30 MIN 00 SEC W, 118.00' TO A CHESTNUT OAK, THENCE; S 41 DEG 30 MIN 00 SEC W, 52.50' TO A BLACK GUM, THENCE; S 49 DEG 40 MIN 00 SEC W, 140.00' TO A NEW IRON PIN, THENCE; S 19 DEG 34 MIN 28 SEC W, 861.90' TO A POINT IN PINE VALLEY ROAD, THENCE; WITH SAID ROAD, N 80 DEG 55 MIN 50 SEC E, 257.00' TO A POINT, THENCE; N 60 DEG 20 MIN 50 SEC E, 257.00' TO A POINT, THENCE; N 54 DEG 40 MIN 50 SEC E, 197.80' TO THE POINT OF BEGINNING CONTAINING 10.01 ACRES MORE OR LESS. SURVEY CONDUCTED BY CK SURVEYING DECEMBER 2016

Being the same property conveyed to Brenda Forrester Smith and Matthew Miller Smith, wife and husband by Warranty Deed dated December 30, 2016 from George I. Osment and wife, Ophie L. Osment recorded January 10, 2017 as Instrument Number 20170110-0002655, in the Register's Office for Davidson County, Tennessee.

BEING A TRACT OF-LAND LYING IN THE 13TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN AT THE SOUTHERN MARGIN PINE VALLEY ROAD, BEING THE NORTHWEST CORNER OF A TRACT OWNED BY CHILTON R. COOPER AS OF RECORD IN DEED BOOK 6251 PAGE 389 RODC, TN., AND BEING THE NORTHEAST CORNER OF THIS TRACT, THENCE; WITH COOPER THE NEXT THREE CALLS, S 29 DEG 50 MIN 00 SEC E, 480.06' TO A PIN, THENCE; S 89 DEG 46 MIN 42 SEC E, 458.74' TO A PIN, THENCE; S 50 DEG 14 MIN 37 SEC E, 382.97' TO AN IRON PIN, THE NORTHWEST CORNER OF A TRACT OWNED BY JAMES B. LEWIS AS OF RECORD IN INSTRUMENT 20122310120589 RODC, TN, THENCE; S 23 DEG 07 MIN 28 SEC W, 386.70' TO AN IRON PIN, THENCE; S 34 DEG 02 MIN 07 SEC W, 81.52' TO AN IRON PIN, THENCE; S 27 DEG 30 MIN 22 SEC W, 258.95' TO A PIN, THENCE; S 38 DEG 37 MIN 41 SEC W, 174.44' TO AN IRON PIN, THENCE; S 87 DEG 28 MIN 43 SEC W, 349.11' TO A POINT, THENCE; N 66 DEG 54 MIN 24 SEC W, 285.94' TO A POINT, THENCE; N 87 DEG 35 MIN 36 SEC W, 86.92' TO AN IRON PIN, THENCE; S 73 DEG 05 MIN 45 SEC W, 431.78' TO AN IRON PIN, THENCE; N 05 DEG 34 MIN 04 SEC W, 1201.19' TO AN IRON PIN, IN THE SOUTHERN MARGIN PINE VALLEY ROAD, THENCE; N 78 DEG 03 MIN 50 SEC E, 35.00' TO A POINT, THENCE; N 60 DEG 20 MIN 50 SEC E, 257.00' TO A POINT, THENCE; N 80 DEG 55 MIN 50 SEC E, 257.00' TO A POINT, THENCE; N 54 DEG 40 MIN 50 SEC E, 185.00' TO THE POINT OF BEGINNING AS PER A SURVEY DATED 10/13/2016.

Being the same property conveyed to Brenda Forrester Smith and Matthew Miller Smith, wife and husband by Warranty Deed dated December 30 2016 from Terry E. Wilkes and wife, Janet H. Wilkes recorded January 10, 2017 as Instrument Number 20170110-0002656, in the Register's Office for Davidson County, Tennessee.

Brenda Smith and Brenda Forrester Smith being one in the same.

Matthew Smith and Matthew Miller Smith being one in the same.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 8th day of August, 2019.

Affiant

My commission expires: 10/22/2021
(Affix Seal)

Notary Public

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 8th day of August, 2019.

STATE OF TENNESSEE
COUNTY OF Sumner

On this 8th day of August, 2019, before me personally appeared **Brenda Smith and Matthew Smith** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 8th day of August, 2019.

Notary Public

My Commission Expires: 10/22/2021

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires