Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 08060049

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

James L. Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF July, 2018.

Kara Krantz
NOTARY PUBLIC

My Commission expires: 1-10-2021

Address of New Owner	Send Tax Bills To:	Tax Information:
Shirley Ann Young	Same	Map/Parcel
1244 Pickle Knight Road		**023-037.00**
Joelton, TN 37080		

Karen Johnson Davidson County
Batch# 436697 DEEDQC
07/13/2020 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200713-0076437

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 26th day of July, 2018, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James L. Smith and wife, Nancy E. Smith,** Grantor(s), have/has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Shirley Ann Young,** Grantee(s) his/her/their heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Cheatham County, Tennessee, described as follows:

Land situated in the 2nd Civil District of Cheatham County, Tennessee, and being described as follows, to-wit:

Tract 1: Beginning in the center of Old New Hope Road and on the north corner of said lot; thence South 60 degrees 30' East 345 feet to an 11 inch elm tree; thence South 46 degrees 30' West 243 feet to an iron pin in the center of a farm road; thence following the center of said farm road, North 69 degrees West 44 feet; thence North 38 degrees 30' West 261 feet to the center of Old New Hope Road; thence running North 35 degrees 30' East 144 feet with the center of said old New Hope Road to the beginning containing 1.49 acres, more or less.

Tract 2: Beginning at a point in the center of Old New Hope Road and the Northwest corner of a 1.49 acres tract of land now owned by Larry Knight; thence with the north line of said 1.49 acres tract, South 60 degrees 30' East 300 feet to a point in the north line of said tract; thence North 35 degrees 30' East 100 feet to a stake; thence North 60 degrees 30' West 300 feet to a stake in the center of old New Hope Road; thence with the center of said road, South 35 degrees 30' West 100 feet to the beginning containing 30,000 square feet more or less.

Tract 3: Beginning at an iron pin on the East bank of a small creek, the Southeast corner of this lot; thence North 43 degrees 30' West 382 feet to an iron pin; thence North 83 degrees West 37 feet to an iron pin on the south margin of Baxter Road; thence with the South margin of Baxter Road, South 39 degrees 30' West 140 feet to an iron pin; thence continuing with the Road, South 58 degrees West 100 feet to an iron pin; thence leaving the road, South 22 degrees East 150 feet to an iron pin in branch; thence North 87 degrees 45' East 417 feet (with old branch bed along edge of bluff and across flat) to an iron pin the point of beginning, containing 1.85 acres, more or less.

Being the same property conveyed to James L. Smith and wife, Nancy E. Smith, by Warranty Deed from Larry C. Knight and wife, Patricia E. Knight, dated 06/30/1986 and recorded on 07/01/1986 at Deed Book 246, Page 207, in the Register's Office for Cheatham County, Tennessee, and of record at Book 7833, Page 364, in the Register's Office for Davidson County, Tennessee.

Patrick Smith, Register
Cheatham County Tennessee
Rec #: 217212 Instrument #: 189400
Rec'd: 10.00 Recorded
State: 0.00 7/26/2018 at 3:37 PM
Clerk: 0.00 in Record Book
Other: 2.00 537
Total: 12.00 Pgs 50-51

This is improved property located:
1244 Pickle Knight Road, Joelton, TN 37080

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **James L. Smith and Nancy E. Smith** as caused this instrument to be executed, this the 26th day of July, 2018.

James L. Smith

James L. Smith

Nancy E Smith

Nancy E. Smith

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James L. Smith and Nancy E. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 26th day of July, 2018.

My commission Expires: 1-10-2021

Kara Krantz
NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

I, PATRICK SMITH, Register of Deeds of Cheatham County, in the State aforesaid, do hereby certify that the attached is a true and correct copy of a(n):

QUITCLAIM DEED executed by:
instrument type

James L. Smith and wife, Nancy E. Smith to:
party name(s)

Shirley Ann Young
party name(s)

as same appears of record in Record BOOK 537, PAGE 50, INSTRUMENT NUMBER 189400 in said Register of Deeds office.

Witness my hand and official seal of office this 13th day of July, 2020.

SEAL

PATRICK SMITH, Register of Deeds

By: Donna Childs
~~Register~~ / Deputy Register

[SEAL]

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 13th day of July, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY