Karen Johnson Davidson County
Batch# 442511 DEEDQC
07/22/2020 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200722-0080770

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Amanda Wrinkle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF July 2020

GRANGER C. COLLINS NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp 09-07-2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COLLINS LEGAL, PLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita L. Hartel	Anita L. Hartel	072 07 0 204.00
(NAME) 1246 McGavock Pike, Nashville, TN 37216	(NAME) 1246 McGavock Pike, Nashville, TN 37216	
(ADDRESS)	(ADDRESS)	

CORRECTED QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this **July 10, 2020** by and between *("Grantor")* and **Anita L. Hartel** *("Grantee")* for the purpose of correcting the previous quitclaim deed recorded as Instrument No. 2010406-0025791:

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ($ 0.00) DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, I **Mark Hayden Smith**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Anita L. Hartel** hereinafter called the

Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 1246 McGavock Pike, Nashville, TN 37216 and further described as follows to wit:

A tract of land in the 11th, formerly the 18th, Civil District of said County, described as follows:

Beginning at a point in the center of McGavock Pike, formerly Maxey Lane, at the Northwest corner of a tract of land owned by McDaniels, formerly R.P. Crockett; thence with the Western boundary line of said McDaniel property South 14 degrees West 892 feet to a corner post; thence North 80 degrees West 241 feet to a corner post; thence North 15 degrees East 233 feet to a stake; thence South 80 degrees East 166 feet to a stake; thence North 15 degrees East 659 feet to the center of Maxey Lane; thence with the center of said Lane South 85 degrees East 80 feet to the beginning, containing 2.50 acres, more or less.

Included in the foregoing description but expressly Excluded herefrom are the following two

described tracts of land.

Excluded Tract No. 1:

Land in the 11 Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. & Co., July 11, 1962, as follows:

Beginning at a concrete monument in the Northwest corner of the Helen W. Neal property of record in Book 2143, Page 309, Register's Office for said County, also the Southwest corner of Lot No. 12 on the plan of Glenmeade Subdivision of record in Book 2330, Page 56, said Register's Office; thence with said Neal's Western boundary line South 16 degrees 40' West 372 feet to an iron pin and post; thence North 80 degrees 00' West 241 feet to an iron pin and corner post; thence North 15 degrees 00' East 233 feet to an iron pin and corner post; thence South 80 degrees 45' East 166 feet to iron pin and corner post; thence North 15 degrees 45' East 149.5 feet to an iron pin; thence South 71 degrees 35' East 83.4 feet to the beginning, containing 1.6 acres, more or less.

Excluded Tract No. 2:

Land in the 11 Civil District of Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson, Surveyor, dated March 21, 1975 as follows:

Beginning at a concrete monument North 71 degrees 53' West 142.25 feet from the Westerly margin of Lee David Road, Said point being the Southwest corner of the property conveyed to Melvin S. Polk and wife, by deed of record in Book 3344, Page 326, Register's Office for said County; thence North 71 degrees 29' West 83.4 feet to an iron pin; thence North 14 degrees 54' East 87 feet to an iron pin; thence North 71 degrees 30' East 83.7 feet to an iron pin, being the Northwest corner of said Polk's property mentioned above, thence South 15 degrees 06' West 87 feet to the point of beginning.

Being the same property conveyed to Anita L. Hartel, by QuitClaim Deed from Mark Hayden Smith, of record in Instrument No. 20100406-0025791, in the Register's Office of Davidson County, Tennessee dated February 22, 2010 and recorded on April 6, 2010.

Being the same property conveyed to Mark Hayden Smith, and wife, Anita L. Hartel, by Warranty Deed from Ann Avril Puryear and Lorena Avril Carman, of record in Book 6586, Page 163, in the Register's Office of Davidson County, Tennessee dated June 14, 1985, and recorded on June 19, 1985.

This conveyance is made subject to:

(1) Property taxes for the year **2020**, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances

(3) all requirements found on the commitment.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared, MARK HAYDEN SMITH with whom I am personally acquainted orproved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 17 day of July, 2020

NOTARY PUBLIC

My Commission expires: 9-7-2021

GROVER C COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

