ORIGINAL

Karen Johnson Davidson County
Batch# 575271 DEEDQC
02/23/2021 08:12:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210223-0021480

Send Property and Tax records to:
NEW OWNER

Margaret M. Smith
7400 Bidwell Rd.
Joelton, TN 37080

Instrument Prepared by:

Attorney Ben Dean
2403 Memorial Blvd.
Springfield, TN 37172

Map: 014 00 0 117.00 and
Map: 014 00 0 118.00

Property Address:
7400 Bidwell Rd.
Joelton, TN 37080

QUITCLAIM DEED
(FOR PURPOSES OF COMBINING TRACTS FOR TAX PURPOSES)

THIS QUITCLAIM DEED OF REALTY, executed as of the 10th day of February, 2021, by Grantor, MARGARET M. SMITH, to Grantee, MARGARET M. SMITH, hereinafter called the Grantee, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 54 as shown on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:
Beginning at a point in the northeast margin of Bidwell Road, 6,807 feet from the margin of Old Clarksville Pike; thence North 59° East 645.6 feet to a point; thence South 87° 15' East 219.3 feet to a point; thence South 59° west 825.6 feet to a point in the northeast margin of Bidwell Road; thence with the margin of the same north 31° west 125 feet to the beginning, containing 2.06 acres, more or less.

Being the same property conveyed to Robert L. Smith and wife, Margaret M. Smith by George T. Butterworth, etux, by deed of record at Deed Book 5208 Page 796, Register's Office of Davidson County, Tennessee. Mr. Robert L. Smith passed away on September 2, 2020 leaving Margaret M. Smith as the fee simple owner. This being identified as Map and Parcel No: 014 00 0 117.00.

Tract 2:

BEGINNING at an iron pin in the easterly margin of Bidwell Road, said pin being the southwest corner of the property conveyed to Robert L. Smith and wife, Margaret M. Smith, by deed of record in Book 5208, Page 796 of the Register's Office of Davidson County;

THENCE, width Smith's southerly boundary, North 58°46'52" East, 827.95 feet to an iron pin;

THENCE South 87°15' East, 120.73 feet to an iron pin;

THENCE South 59° 05'14" West, 528.33 feet to an iron pin in the easterly margin of Bidwell Road;

THENCE, with the easterly margin of Bidwell Road, North 31° West, 62.5 feet to the point of beginning, containing 1.30 acres, more or less;

Being the same property conveyed to Robert L. Smith and wife, Margaret M. Smith from Charles E. Masters, etux, by deed of record at Deed Book 6255 Page 218, Register's Office of Davidson County, Tennessee. Mr. Robert L. Smith passed away on September 2, 2020 leaving Margaret M. Smith as the fee simple owner. This being identified as Map and Parcel No: 014 00 0 118.00.

The purpose of this conveyance is to combine tract one and tract two for tax purposes.

IN WITNESS WHEREOF, Grantor, MARGARET M. SMITH, has executed this quitclaim deed of realty as of the date written first herein.

Margaret M. Smith
MARGARET M. SMITH, GRANTOR

STATE OF TENNESSEE]
COUNTY OF ROBERTSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MARGARET M. SMITH the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10th day of February, 2021.

ALANA R. NOLES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

Alana R. Noles
NOTARY PUBLIC
My Commission Expires: 6/20/2023

STATE OF TENNESSEE]
COUNTY OF ROBERTSON]

The actual consideration given for this conveyance is $ 0.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of February, 2021.

ALANA R. NOLES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

Alana R. Noles
NOTARY PUBLIC
My Commission Expires: 6/20/2023.