NEW OWNER:
ROBERT LEE SMILEY, TRUSTEE
7203 BECKWITH RD
MT JULIET TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 819000 DEEDQC
03/10/2022 09:57:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0027597

Map & Parcel No.: 08700011300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **ROBERT LEE SMILEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF SARA FRANCES STRYKER,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **ROBERT LEE SMILEY, TRUSTEE OF THE TESTAMENTARY TRUST CREATED PURSUANT TO THE LAST WILL AND TESTAMENT OF SARA FRANCIS STRYKER, DATED AUGUST 22, 2018,** his successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Land located in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the partition of real estate of Hollis Hagar, deceased, as of record in Plat Book I, Page 54, in the Chancery Court at Nashville, Tennessee and described according to a survey by Gary R. Cummings, Surveyor, dated March 17, 1967, as follows:

BEGINNING at an iron pin in the fence corner, said point being the SE corner of the lands of the Grantor and thence N 76 deg. 40 min. W, 305.0 feet with the fence to an iron pin; thence N 22 deg. E, 430.0 feet to an iron pin; thence S 76 deg. 40 min. E, 305.0 feet to an iron pin in the fence; thence S 22 deg. W, 430.0 feet with the fence to the beginning, and containing 3.0 acres, more or less.

INCLUDED in the above conveyance is the right of ingress and egress over a 15-foot roadway to New Hope Road, which roadway was reserved by instrument of record in Book 1638, Page 58, and as further conveyed and set forth in Easement, of record in Book 4221, Page 692, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Todd and wife, Frances J. Todd by Warranty Deed from Roxie Shelton, a widow, dated May 26, 1967, and of record in Book 4135, Page 799, in the Register's Office for Davidson County, Tennessee. Robert L. Todd and Frances J. Todd remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Robert L. Todd; therefore, Frances J. Todd was the surviving tenant by the entirety to the property herein. Frances J. Todd later remarried Weston Caryle Stryker and she became subsequently known as Sara Frances Stryker. Weston Caryle Stryker died October 18, 2002. Subsequently, Sara Frances Stryker died a widow and testate on May 23, 2021, a resident of Wilson County, Tennessee. For further reference to title, see the Last Will and Testament of Sara Frances Stryker, of record in the Probate Court at Wilson County, Tennessee, Docket No. 2021PR295, whereby the property herein was devised to Robert Lee Smiley, Trustee of the Testamentary Trust of the Last Will and Testament of Sara Frances Stryker dated August 22, 2018.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 2nd day of December, 2021.

ESTATE OF SARA FRANCES STRYKER

Robert L Smiley

BY: ROBERT LEE SMILEY
ITS: PERSONAL REPRESENTATIVE

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT LEE SMILEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF SARA FRANCES STRYKER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 2021.

Lisa S Parker

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES 6-28-2025

My commission expires: 6/28/2025

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 2nd day of December, 2021.

NOTARY PUBLIC

My commission expires: 6/28/2025

LISA PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 6-28-2025