Karen Johnson Davidson County
Batch# 876093 DEEDQC
06/23/2022 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220623-0071572

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J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy & Leah Smith	New Owner	017-00-0-048.00
(NAME)	(NAME)	
1871 Union Hill Road	Same	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY STEVE SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY STEVEN SMITH AND LEAH SMITH, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1;

BEGINNING at an iron pin set in the southerly margin, 25 feet from the center line of Union Hill Road, the most northwest corner of this tract, and being a corner to H.E. Ray (Deed Book 2735, page 465), thence, with said road, North 71 deg. 14' 57" East for a distance of 311.87 feet to an iron pin set in the margin of said road; thence, leaving said road, South 12 deg. 54' 10" East for a distance of 673.00 feet to an iron pin set; thence, South 78 deg. 51' 27" East for a distance of 219.00 feet to an iron pin set in the line of George V. Logan (Deed Book 4533, page 555); thence, with said Logan for the next three calls as follows: South 09 deg, 12' 18" East for a distance of 501.60 feet to an iron pin set; thence, South 17 deg. 28' 48" East for a distance of 144.05 feet to an iron pin set; thence, South 10 deg. 06' 16" East for a distance of 117.49 feet to a 36" red oak tree, a corner to said Logan, and a corner to Leonard Leslie Graham (Deed Book 8157, page 119) ; thence, with said Graham for a ways and then the line of Jan Alison Lewis and Robert S. Bridges, Sr., South 34 deg. 54' 15" West for a distance of 592.77 feet to an iron pipe found, a corner to said Bridges, a corner to Gary B. Gupton and Frank Davis Enterprises, Inc. (Deed Book 7956, page 223); thence, North 42 deg. 20' 45" West for a distance of 1049.88 feet to an iron pin set, corner to said Davis; thence, North 08 deg. 35' 45" West for a distance of 99.51 feet to an iron pin set, corner to said Davis and in the line of H.E. Ray (Deed Book 2735, page 465); thence, with said Ray for the next four calls as follows: North 33 deg. 44' 27" East for a distance of 142.35 feet to an iron pin set; thence, North 31 deg. 14' 27" East for a distance of 495.08 feet to an iron pin set; thence, North 00 deg. 09' 59" West for a distance of 245.02 feet to a large corner fence post; thence, North 00 deg. 09' 59" West for a distance of 233.47 feet to the beginning. Said property contains 25.62 acres, more or less.

TRACT 2;

BEGINNING at an iron pin set in the margin, 25 feet from the center line of Union Hill Road, the most northeast corner of this tract, and being a corner to Charles G. Harris (Deed Book 6134, page 711); thence, leaving said road and with the line of said Harris, South 00 deg. 09' 59" East for a distance of 233.47 feet to a large corner post, in the line of said Harris; thence, North 02 deg. 01' 04" West for a distance of 231.08 feet to an iron pin set in the margin of said road; thence, with said road, North 71 deg. 14' 57" East for a distance of 7.88 feet to the beginning. Said property contains 0.02 acres, more or less.

Being the same property conveyed to Timothy Steve Smith by Deed dated October 22, 2018 from James Reagan Dickens, recorded October 30, 2018, in Instrument Number 20181030-0107309, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved x property, known as 1871 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness this 10th day of June 2022.

Timothy Steve Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally Timothy Steve Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10th day of June, 2022.

My commission expires:

Notary

THOMAS STURDIVANT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

Certificate of Authenticity

I, J. Trent Lehman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/10/22.

Date

Affiant Signature

6/17/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of June, 2022

Notary's Signature

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)