Karen Johnson Davidson County
Batch# 951280 DEEDQC
12/13/2022 03:52:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20221213-0129416

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 21 day of November, 2022.

Notary Public **Affiant**

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Pauline Smith 844 Hermitage Ridge Dr. Hermitage, TN 37076	Same	Map 85 Parcel 39

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **MARIA L. URTUBEES, MARIE DORIS BEERMAN, TONI PAULINE RUPPERT, KENNETH LANG AND JAQULINE FRANCIS LANG**, by these presents do hereby quitclaim and convey unto **PAULINE SMITH, f/k/a PAULINE L. DOTSON, unmarried**, and her successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

Land in the Fourth Civil District of Davidson County, Tennessee, being a part of Tract I on an unrecorded plat thereof by Southern Land Surveying Company, Inc. dated May 11, 1966 and more particularly described as follows:

Beginning at a point north 87 deg. 30' west 200.00 feet from the common corner of Tracts I and II on the southerly margin of Old Hoggett's Ferry Pike.
Thence south 2 deg. 30' west 200 feet to a point; thence north 2 deg. 30' east 217.80 feet to a point in the southerly margin of said road; thence, with the southern margin of Old Hoggett's Ferry Pike, south 87 deg. 30' east 200 feet to the beginning and containing one acre more or less. This is the remainder of the property deeded to Ruby S. Pirtle, described in paragraph E, Deed of Partition in Book 4131, Page 509, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Pauline L. Dotson and Grace D. Lang and Maria L. Urtubees, unmarried by Warranty Deed from Ruby S. Pirtle, unmarried dated May 6, 1997 of record in Book 10463, page 255 of record in said Register's Office of Davidson County, Tennessee.

The said Grace D. Lang, having since died intestate on or about November 16, 2012, leaving MARIE DORIS BEERMAN, TONI PAULINE RUPPERT, KENNETH LANG, PAULINE SMITH (f/k/a Pauline L. Dotson), and JAQULINE FRANCIS LANG as her only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 202212130129415, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

[SIGNATURE PAGES TO FOLLOW]

Witness my hand this 19 day of August, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

MARIA L. URTUBEES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **MARIA L. URTUBEES**, 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 official seal at Goodlettsville, Tennessee, this the 19 day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

Witness my hand this 19TH day of AUGUST, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

Marie D Beerman

MARIE DORIS BEERMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **MARIE DORIS BEERMAN**, 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 official seal at Goodlettsville [city], Tennessee [State], this the 19 day of August, 2022.

Caitlin Turner

NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

Witness my hand this 19th day of September, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

Toni P. Ruppert

TONI PAULINE RUPPERT

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, ANTONIO PRIETO, a Notary Public in and for said County and State, **TONI PAULINE RUPPERT**, 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 official seal at SEAL BEACH [city], CALIFORNIA [State], this the 19 day of SEPTEMBER, 2022.

NOTARY PUBLIC

My Commission Expires: 04/11/2026

ANTONIO ABELARDO PRIETO
Notary Public - California
Orange County
Commission # 2400362
My Comm. Expires Apr 11, 2026

Witness my hand this 17 day of Aug, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

Kenneth Lang
KENNETH LANG

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **KENNETH LANG**, the within named bargainor, 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 Goodlettsville [city], Tennessee [State], this the 17 day of August, 2022.

Caitlin
NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

Witness my hand this 23 day of September, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

Jaqueline Francis Lang

~~JAQUELINE~~ FRANCIS LANG
JAQULINE

STATE OF California
COUNTY OF Kern

Personally appeared before me, Laura Coaly, a Notary Public in and for said County and State, ~~JAQUELINE~~ FRANCIS LANG, 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 official seal at Tehachapi [city], CA [State], this the 23rd day of September, 2022.

via attached
NOTARY PUBLIC

My Commission Expires: 2-15-2025

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern }

On 9-23-22 (Date) before me, Laura Coaly, Notary public (Here Insert Name and Title of the Officer)

personally appeared Jaquline Francis Lang (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LAURA COALY
Notary Public - California
Kern County
Commission # 2345845
My Comm. Expires Feb 15, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Laura Coaly (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed
Document Date: 9-23-22 Number of Pages: 7
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 11/21/2022 [DATE].

AFFIANT SIGNATURE

12/1/2022
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 1 day of December, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

