Karen Johnson Davidson County
Batch# 953502 DEEDQC
12/20/2022 01:30:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20221220-0131464

ADMINISTRATOR QUITCLAIM DEED

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 20th day of December, 2022.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Mary Kathleen Curtis-Smith **8012 Old Charlotte Pike,** **Nashville, TN 37209**	**New Owner**	**162 09 0 014.00** **069 12 0 049.00** **082 12 0 064.00** **113 00 0 013.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Mary Kathleen Curtis-Smith, Administrator C.T.A. of the Estate of Jimmie Lee Smith**, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Mary Kathleen Curtis-Smith,** (hereinafter referred to as "Grantee"), all of the interest of the Estate of Jimmie Lee Smith in the following described parcels of real estate located in Davidson County, Tennessee:

TRACT I

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 29 on the unrecorded plan of Brattonview Subdivision of Bordeaux, Tennessee, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the northeasterly margin of Bellfield Avenue, 75 ft. south of the southeast corner of the property conveyed to Alice R. Schnupp, by deed from Mrs. Cosie E. Bratton, of record in Book 1031, Page 426, Register's Office for said County; thence with the line northeastwardly 250 ft.; thence S. 49-1/4 deg. E 75 ft. to the northwest corner of the property conveyed to M. G. Brown, Jr., et ux, by deed from Mrs. Cosie E. Bratton, of record in Book 1848, Page 493, said Register's Office; thence with said Brown's northwesterly line, southwestwardly 250 feet to the northeasterly margin of said Bellfield Avenue; thence with same, northwestwardly 75 ft. to the beginning.

Being the same property conveyed to Jimmy Lee Smith a/k/a Jimmie Lee Smith, by Warranty Deed from Donal Anderson and Lisa Halpin Anderson, of record in Instrument No. 20030224-0024525, said Register's Office of Davidson County, Tennessee. Jimmie Lee Smith died on January 17th, 2018.

This is improved property commonly known as 2124 Bellefield Avenue, Nashville, Tennessee 37218.

This is the same legal description found in the last Instrument of record.

This conveyance is intended to convey any interest in the Estate in the above described real property to the Grantee named herein.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Niel S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 185 fronts 50 feet on the easterly side of Neil Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jimmy L. Smith a/k/a Jimmie Lee Smith, by Quitclaim Deed from Cathy Smith, of record in Book 7892, Page 343, said Register's Office of Davidson County, Tennessee. Jimmie Lee Smith died on January 17th, 2018.

This is improved property commonly known as 315 Neil Avenue, Nashville, Tennessee 37206.

This is the same legal description found in the last Instrument of record.

This conveyance is intended to convey any interest in the Estate in the above described real property to the Grantee named herein.

TRACT III

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Revised Section Six, Cedarwood Estates, of record in Book 5200, Page 196, as corrected in Book 5591, Page 662, Register's Office for said County.

Said Lot No. 8 fronts 43.28 feet on the easterly side of Cedar Court and extends back 103.38 feet on the southerly line and 152.62 feet on the northerly line to a broken line in the rear measuring 161.42 feet thereon.

Being the same property conveyed to Jimmie Lee Smith, by Quitclaim Deed from Cathy J. Smith, of record in Book 7892, Page 341, said Register's Office of Davidson County, Tennessee. Jimmie Lee Smith died on January 17th, 2018.

This is improved property commonly known as 604-606 Cedar Court, Nashville, Tennessee 37211.

This is the same legal description found in the last Instrument of record.

This conveyance is intended to convey any interest in the Estate in the above described real property to the Grantee named herein.

TRACT IV

Land in Davidson County, Tennessee being tract and improvements of Tracts 1 to 5, inclusive of the Hugh R. Fisk's Tract No. 1, described in Book 5140, Page 236, Register's Office, Davidson County, Tennessee as further described according to a survey made by John Kohl & Co. dated June 1, 1989 as follows:

Beginning at an iron pin in the northeasterly margin of Old Charlotte Road 3 feet from large Black Oak, 25 feet from center of Old Charlotte Road; thence, leaving said Road, North 48 deg. East 453 feet to a stake in pile of stone, two sassafras pointers; thence North 70 deg. East 227 feet to an iron pin, small hickory pointer; thence North 70 deg. East 225 feet to an iron pin on ridge with pointers; continuing North 70 deg. East 300 feet to an iron pin or ridge with pointers, thence North 70 deg. East 150 feet to an iron pin in pile of stone, elm pointer; thence South 85 deg. East 125 feet to a stake, ash and elm pointers; on the line of Tract 6; thence with line between Tracts 5 and 6, South 12 deg. 15 feet West 675 feet to an iron pin with elm pointer on the north margin of Old Charlotte Road; thence along the margin of Old Charlotte Road as follows:

South 80 deg. West 137.5 feet to an iron pin with elm pointer; thence South 77 deg. 30 min. West 83 feet to an iron pin with two elm pointers; thence South 74 deg. West 59 feet to an iron pin with hackberry pointer; thence South 68 deg. 30 min. West 126 feet to an iron pin with large locust tree pointer; thence South 66 deg. West 100 feet to an iron pin with two

large elm pointers; thence South 68 deg. West 100 feet to an iron pin; thence South 75 deg. West 88 feet to an iron pin; thence South 76 deg. West 50 feet to an iron pin; thence South 80 deg. West 100 feet to an iron pin; thence North 89 deg. West 72 feet to an iron pin; thence 73 deg. West 47 feet to an iron pin; thence North 64 deg. West 50 feet to an iron pin; thence North 55 deg. West 46 feet to an iron pin; thence North 42 deg. 30 min. West 112.5 feet to an iron pin; thence North 27 deg. 30 min. West 42 feet to an iron pin; 25 feet from center of road; thence North 27 deg. 30 min. West 83 feet to an iron pin, 25 feet from center of road; thence North 38 deg. West 50 feet to the beginning, containing 15.85 acres, more or less.

Being the same property conveyed to Jimmie L. Smith, unmarried, a/k/a Jimmie Lee Smith by Warranty Deed from Douglas Leon Daugherty, of record in Book 7867, Page 873, said Register's Office of Davidson County, Tennessee. Jimmie Lee Smith died on January 17th, 2018.

This is improved property commonly known as 8012 Old Charlotte Pike, Nashville, Tennessee 37209.

This is the same legal description found in the last Instrument of record.

This conveyance is intended to convey any interest in the Estate in the above described real property to the Grantee named herein.

TRACT V

A tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Jack R. Underwood, Surveyor, dated 6/7/79, as follows:

Beginning at a point on the northerly margin of Old Charlotte Road, at its intersection with the easterly boundary of property conveyed to Aval D. Williams of record in Book 3848, Page 468, Register's office for Davidson County; thence with said Williams' easterly boundary north 25 deg. 35 min. east 166.3 feet to said Williams' northeast corner; thence with Williams' northerly line north 64 deg. 25 min. west 113.0 feet to the Southeast corner of the property conveyed to Reel Broadcasting, Inc., of record in Book 5231, Page 322, said Register's Office; thence with said Broadcasting's easterly line north 25 deg. 35 min. east 700.0 feet, south 64 deg. 25 min. east 100 feet, and north 25 deg. 35 min. east 400 feet to said Broadcasting's northeast corner, thence north 64 deg. 25 min. west 200.0 feet; thence north 25 deg. 35 min. east 522.02 feet; thence sough 72 deg. 00 min. east 343.0 feet; thence south 11 deg. 14 min. west 1698.06 feet to a point on the northerly margin of old charlotte Road; thence with said northerly margin with a curve in a westerly direction 189.5 feet to a point; thence continuing with said northerly margin south 84 deg. 10 min. west 218.6 feet; thence continuing with said northerly margin with a curve for a distance of 143.47 feet; thence continuing with said northerly margin for 66 deg. 11 min. west 45.47 feet to the beginning containing 18.75 acres, more or less.

Being the same property conveyed to Jimmie Lee Smith, a single person, by Warranty Deed from Alex Bonner, a married person, of record in Book 8441, Page 947, said Register's Office for Davidson County, Tennessee. Jimmie Lee Smith died on January 17th, 2018.

This is the same legal description found in the last Instrument of record.

Included in the above description but excluded from this conveyance is the real property conveyed to Harrison Peyton and wife, Kathryn Peyton, by Quitclaim Deed, of record in Book 8988, Page 128, Register's Office of Davidson County, Tennessee and is further described as follows:

Being a parcel of land lying in Davidson County, Tennessee, being a portion of Smith's 18-acre tract as recorded in Deed Book 8441, Page 947, and being more particularly described as follows:

Beginning at an iron rod in said Smith's 18-acre tract easterly line with Peyton as recorded in Deed Book 7412, Page 817, being N 11 degrees 14' E 459.65 feet from Peyton and Smith's corner at the northerly right of way of Old Charlotte Pike; thence,

Along new division lines serving Smith's 18-acre tract the following calls to iron rods: S 73 degrees 00' W 275.00 feet; S 60 degrees 00' W 200.00 feet; N 41 degrees 00' W 126.15 feet; N 55 degrees 20' E 200.10 feet; N 28 degrees 00' East 225.00 feet; N 65 degrees 05' 30" E 356.95 feet to an iron rod on the original Smith-Peyton boundary; thence,

With said original boundary S 11 degrees 14' 00' W 385.00 feet to the beginning, containing 3.14 acres, more or less, according to a survey by Boyd B. Gibbs, R.L.S. #1598 dated September 25, 1992.

Also included with this 3.14 acres is a 50-foot utility easement through Smith's 18-acre tract to Old Charlotte Pike, being more particularly described as follows:

Beginning at Smith's corner with the Harpeth Valley Utility District as recorded in Deed Book 7815, Page 143, on the right of way of Old Charlotte Pike; thence,

N. 25 degrees 35' E passing the northeast corner of the Harpeth Valley Utility District lot at 157.76 feet in all 332.06 feet to an iron rod at the most westerly corner of a new 3.14 acre tract; thence,

S 41 degrees E 54.48 feet to a point on the new 3.14 acre southwesterly boundary; thence,

Through Smith's 18 acre tract S 25 degrees 35' E 307.2 feet to the right of way of Old Charlotte Pike.

Being the same property conveyed to Harrison Peyton and wife, Kathryn Peyton, by Quitclaim Deed from Jimmy L. Smith, a/k/a Jimmie Lee Smith, of record in Book 8988, Page 128, said Register's Office of Davidson County, Tennessee. Jimmie Lee Smith died on January 17th, 2018.

This is improved property commonly known as 8012 Old Charlotte Pike, Nashville, Tennessee 37209.

This is the same legal description found in the last Instrument of record.

This conveyance is intended to convey any interest in the Estate in the above described real property to the Grantee named herein.

TRACT VI

Being a parcel of land laying Davidson County, Tennessee, being a portion of Peyton's thirty-seven (37) tract as recorded in Deed Book 7412, Page 817, and being more particularly described as follows:

Beginning at an iron rod on Smith's eighteen (18) acre tract, easterly lying with Peyton as recorded in Book 7412, Page 8176, being in N11 degrees, 14'E 459.65 feet from Peyton and Smith's corner at the northerly right of way of Old Charlotte Pike; thence,

Along a new division line severing Peyton's 37 acre tract Due East 662.00 feet to an iron rod in the northerly line of Smith's 15 acre tract as recorded in Deed Book 7867, Page 873; thence,

Along said northerly line the following calls to iron rods: S68 degrees 24'W 225.00 feet; S68 degrees 28'W 230.86 feet; S49 degrees 08'55"W 433.08 feet to an iron rod on the northerly right of way of Old Charlotte Pike; thence,

Along the original Smith-Peyton boundary N11 degrees 14'E 459.54 feet to the beginning, containing 2.67 acres, more or less, according to a survey by Boyd B. Gibbs, R.L.S. #1598, dated September 25, 1992.

Being the same property conveyed to Jimmy L. Smith, a/k/a Jimmie Lee Smith, by Quitclaim Deed from Harrison Peyton and wife, Kathryn L. Peyton, of record in Book 8981, Page 10, said Register's Office of Davidson County, Tennessee. Jimmie Lee Smith died on January 17th, 2018.

This is improved property commonly known as 8012 Old Charlotte Pike, Nashville, Tennessee 37209.

This is the same legal description found in the last Instrument of record.

This conveyance is intended to convey any interest in the Estate in the above described real property to the Grantee named herein.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 29th day of December, 2022.

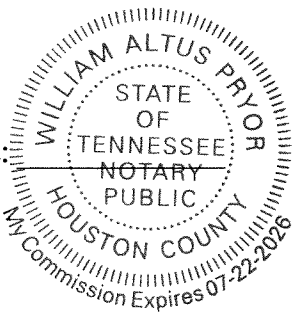
Grantor: Estate of Jimmie Lee Smith

By: Mary Kathleen Curtis-Smith, as Administrator C.T.A. of the Estate of Jimmie Lee Smith
Mary Kathleen Curtis-Smith, as Administrator C.T.A. of the Estate of Jimmie Lee Smith

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Mary Kathleen Curtis-Smith, Administrator C.T.A. of The Estate of Jimmie Lee Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Administrator C.T.A. of The Estate of Jimmie Lee Smith,** and as such **Administrator C.T.A.,** acknowledged the she is authorized to execute the foregoing instrument on behalf of **The Estate of Jimmie Lee Smith,** the within named bargainor, and that she as such **Administrator C.T.A.,** executed the foregoing instrument for the purpose therein contained, by signing the name **Mary Kathleen Curtis-Smith, as Administrator C.T.A. of The Estate of Jimmie Lee Smith.**

Witness my hand and official seal at Nashville, Tennessee, this 29th **day of December, 2022.**



William Altus Pryor
Notary Public

My Commission Expires:

Certificate of Authenticity

I, Robert J. Notestine, III, do herby 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 12/20/2022.

AFFIANT SIGNATURE

12/20/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 20th day of December, 2022.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

