QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 989061 DEEDQC
04/05/2023 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230405-0025017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel T. Smith	**New Owner**	
(NAME)	(NAME)	**01700035800**
2894 Lower Walkers Creek Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

PATRICIA ANN HARRIS, UNMARRIED ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

DANIEL T. SMITH, UNMARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND LYING IN GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R. L. MONTOYA, LAND SURVEYING, INC., DATED JUNE 24, 1998, AS FOLLOWS:

TRACT NO. 3 BEGINNING AT AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF LOWER WALKER'S CREEK ROAD, THIS BEING THE NORTHWEST CORNER OF TRACT NO. 2 AND THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT NO. 3; THENCE NORTH 36 DEGREES 37' 34" EAST, 264.97 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 4 DEGREES 19' 12" A RADIUS OF 701 .70 FEET, A TANGENT OF 26.47 FEET, A LENGTH OF 52.91 AND A CHORD OF NORTH 38 DEGREES 47' 10" EAST, 52.89 FEET TO A POINT IN THE EASTERLY MARGIN OF LOWER WALKER'S CREEK ROAD; THENCE LEAVING SAID ROAD, SOUTH 77 DEGREES 53' 32" EAST, 8.30 FEET TO A POINT IN THE CREEK; THENCE ALONG THE NORTH LINE OF THIS DESCRIBED TRACT NO. 3 WITH THE MEANDERS OF THE CREEK AS FOLLOWS: NORTH 55 DEGREES 24' 56" EAST, 50.07 FEET TO A POINT; THENCE NORTH 62 DEGREES 40' 28" EAST, 106.22 FEET TO AN IRON ROD; THENCE SOUTH 87 DEGREES 22' 59" EAST, 30. 94 FEET TO AN IRON ROD; THENCE SOUTH 51 DEGREES 32' 58" EAST, 30.14 FEET TO A POINT; THENCE NORTH 86 DEGREES 56' 16" EAST, 137.48 FEET TO A POINT; THENCE NORTH 68 DEGREES 41' 59" EAST, 31.71 FEET TO A POINT; THENCE NORTH 88 DEGREES 03' 33" EAST, 58.86 FEET TO A POINT; THENCE NORTH 71 DEGREES 32' 44" EAST, 72.44 FEET AT THE INTERSECTION OF TWO (2) CREEKS; THENCE SOUTH 79 DEGREES 36' 08" EAST; 113.75 FEET TO A POINT IN THE CENTER LINE OF THE INTERSECTION OF TWO (2) CREEKS; THENCE SOUTH 16 DEGREES 43' 57" EAST, 129.19 FEET TO AN IRON ROD; THENCE SOUTH 19 DEGREES 43' 19" WEST, 85.32 FEET TO A POINT IN THE CENTER LINE OF CREEK; THENCE SOUTH 11 DEGREES 13' 18" EAST, 127.84 FEET TO A POINT; THENCE SOUTH 7 DEGREES 24' 38" EAST, 128.50 FEET TO AN IRON ROD; THENCE SOUTH 1 DEGREES 54' 38" EAST, 211.00 FEET TO A POINT IN THE CENTER LINE OF CREEK; THENCE SOUTH 15 DEGREES 24' 38" EAST, 500.00 FEET TO A ROCK PILE; THENCE ALONG THE SOUTH LINE OF THIS TRACT, NORTH 50 DEGREES 19' 48" WEST, 1,280.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT NO. 3, CONTAINING 12.58 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JENELLE HARRIS, A SINGLE PERSON, BY QUITCLAIM DEED FROM ANGELO HITT HARRIS AND WIFE PAT HARRIS, OF RECORD IN INSTRUMENT NUMBER 20010131-0009396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AS TO A 6.29 ACRE PORTION OF THE ABOVE DESCRIBED TRACT, FURTHER BEING THE SAME PROPERTY CONVEYED TO JENELLE HARRIS, SINGLE, AND TERRIE O. NIETO, SINGLE, BY QUITCLAIM DEED FROM JENELLE HARRIS, A SINGLE PERSON, OF RECORD IN INSTRUMENT NUMBER 20010209-0013032, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AS TO THE REMAINING 6.29 ACRES AND JENELLE HARRIS'S 50% INTEREST IN THE AFOREMENTIONED 6.29 ACRES, FURTHER BEING THE SAME PROPERTY CONVEYED TO ANGELO HITT HARRIS, BY QUITCLAIM DEED FROM JENELLE HARRIS, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20050211-0016183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AS TO TERRIE O. NIETO'S 50% INTEREST IN THE 6.29 ACRE PORTION OF THE ABOVE DESCRIBED TRACT, FURTHER BEING THE SAME PROPERTY CONVEYED TO PATRICIA ANN HARRIS, BY QUITCLAIM DEED FROM TERRIE O. NIETO, OF RECORD IN INSTRUMENT NUMBER 20090313-0022713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ANGELO HITT HARRIS SINCE HAVING DIED INTESTATE LEAVING HIS SPOUSE, PARTICIA ANN HARRIS, AND CHILDREN WILLIAM ANTHONY HARRIS, LEIGH ANN HARRIS GRAY, DAVID HARRIS, A.H. "SKIP" HARRIS JR., CAROL HARRIS COLLIER AND ANNETTE HARRIS BRYAN AS HIS HEIRS AT LAW, PURSUANT TO AFFIDAVIT OF HEIRSHIP OF RECORD IN 20120720-0064108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO PATRICIA ANN HARRIS, BY QUITCLAIM DEED FROM WILLIAM ANTHONY HARRIS, A SINGLE PERSON, AND LEIGH ANN HARRIS GRAY AND HUSBAND DAVID GRAY, OF RECORD IN INSTRUMENT NUMBER 20100817-0064841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO DANIEL T. SMITH, BY WARRANTY DEED FROM A.H. HARRIS, JUDY ANNETTE HARRIS BRYAN, DAVID HARRIS AND CARL H. COLLIER, OF RECORD IN INSTRUMENT NUMBER 20150629-0062218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS CONVEYANCE IS TO CONVEY ANY AND ALL OF PATRICIA ANN HARRIS'S INTEREST IN THE PROEPRTY, WHICH WAS INTENDED TO CONVEY THROUGH THE SERIES OF PREVIOUS CONVEYANCES; HOWEVER, DUE TO MISTAKES IN PREVIOUS DEEDS, IT WAS DISCOVERED THAT PATRICIA ANN HARRIS NEVER CONVEYED A PORTION OF HER INTEREST IN THE PROPERTY.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: **2894 Lower Walkers Creed Road, Goodlettsville, TN 37072**

Witness our hands this the 4th day of April, 2023.

Patricia A. Harris

Patricia Ann Harris

STATE OF Alabama)
COUNTY OF Tuscaloosa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Ann Harris**, 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, this the 4 day of April, 2023.

Cedric B. Hunter

Notary Public
My Commission Expires:

CEDRIC B. HUNTER
Notary Public
Alabama State at Large

My Commission Expires
September 13, 2026

Certificate of Authenticity

I, Ryan Lux, 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 4/5/23.

Date

Affiant Signature

4/5/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of April, 2023.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)