QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument

STATE OF TENNESSEE
COUNTY OF Robertson

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

William E Pardue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2023.

Tammy S. Lemley
Notary Public

MY COMMISSION EXPIRES: 3-3-27
(AFFIX SEAL)

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Inc., 2161 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Stephen Dennis Smith and wife, Karen Lynn Smith	Stephen Dennis Smith and wife, Karen Lynn Smith	PART OF 55-52
(NAME)	(NAME)	
2835 Old Hwy 431S	2835 Old Hwy 431S	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas H. Pardue,** hereinafter called the **GRANTOR,** have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Stephen Dennis Smith and wife, Karen Lynn Smith**, hereinafter called the **GRANTEES**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land lying in the 13th Civil District of Davidson County, Tennessee and being Tract 1 of an unrecorded survey of the Thomas H. Pardue property and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way of Bull Run Road, said point being the southeasterly corner of David Ronald Cantrell, as of record in Instrument Number 20070108-0003012, Register's Office for Davidson County, Tennessee, said point being the southwesterly corner of the herein described tract, thence leaving said right of way and with the easterly lines of David Ronald Cantrell and a fence line, North 18°27'39" West 58.95 feet to a point in the fence; thence North 19°42'03" West 117.53 feet to a point in the fence; thence North 19°50'51" West 188.99 feet to a point in the fence; thence North 21°16'52" West 113.74 feet to a point in the fence; thence North 23°44'09" West 81.98 feet to a 10" hickory; thence South 86°31'45" West 75.22 feet to a point in the fence; thence South 67°23'12" West 66.91 feet to a point in the fence; thence South 70°57'31" West 81.59 feet to a point in the fence; thence South 38°27'54" West 25.58 feet to a point in the fence; thence North 35°55'58" West 53.08 feet to a point in the fence; thence North 36°53'29" West 88.91 feet to a point in the fence; thence North 26°59'28" West 715.21 feet to an iron pin in the southerly line of Linda H. and Harold L. Moses, as of record in Deed Book 7641, Page 913, R.O.D.C., TN; thence with Moses' southerly line South 87°16'10" East 528.87 feet to an iron pin, said point being the northeasterly corner of the herein described tract and the southeasterly corner of Moses; thence leaving Moses' line and with the westerly line of Tract 2, South 22°43'51" East 1,137.62 feet to an iron pin in the northerly right of way of Bull Run Road, said point being the southeasterly corner of the herein described tract and the southwesterly corner of Tract 2; thence with said right of way and with a curve to the left, said curve having a radius of 1,001.92 feet, an arc distance of 182.38 feet and a chord bearing and distance of South 46°29'41" West 182.13 feet to the point of beginning and containing 9.33 acres, more or less, as per survey of J.E. McAleer, Jr., TRLS NO. 1133, 6395 Hwy 109 North Lebanon, TN 37087, dated January 18, 2023, Job No. 024-22

AND BEING a portion of the property conveyed to Thomas H. Pardue and wife, Doris Jean Pardue, by Warranty Deed from Rossie Mai Pardue, Charlie E. Pardue, Noah E. Pardue and Thomas H. Pardue, dated May 19, 1979 and filed of record in Deed Book 5437, Page 930, Register's Office for Davidson County, Tennessee. The said Doris Jean Pardue is now deceased, having died on or about November 24, 1992, leaving the said Thomas H. Pardue the surviving tenant by the entirety and sole owner of said land.

Unimproved ☒

This is improved ☐ property, known as Bull Run Road, Ashland City, TN 37015
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 15th day of September, 2023.

Thomas H. Pardue
Thomas H. Pardue

Karen Johnson Davidson County
Batch# 1052253 **DEEDQC**
09/20/2023 12:26:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230920-0073966

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas H. Pardue the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2023.

Tammy S. Lemley
Notary Public
My Commission Expires: 3-3-25

TAMMY S. LEMLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY