Karen Johnson Davidson County
Batch# 1099626 DEEDQC
02/09/2024 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240209-0009232

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR. MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Lois Hardy Leal	(NAME) SAME AS NEW OWNER	32-032.00
(STREET ADDRESS) 1472-1492 Campbell Road	(STREET ADDRESS) "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Craig V. Smith, unmarried,** Grantor, does hereby quitclaim and convey unto **Lois Hardy Leal, unmarried,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

See attached Exhibit A

Being the same property conveyed to Craig V. Smith, unmarried and Lois Hardy Leal, unmarried, by deed dated September 19, 2008 from Estate of Chester Ernest Hardy, Jr., Deceased, Lois Hardy Leal as Administratrix and Lois Hardy Leal, individually, of record in Instrument No. 20080930-0099032, Register's Office, Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 7th day of Feb., 2024.

Affiant

My commission expires: 3/6/24 (Affix Seal)

Notary Public

Witness my hand this 7th day of February 2024.

Craig V. Smith

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF Tennessee
COUNTY OF Davidson

On this 7th of February, 2024, before me personally appeared Craig V. Smith, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal this 7th day of February, 2024.

Elaine C. Williamson
Notary Public
My Commission Expires: 6-14-26

ELAINE C WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, without the corporate limits of any municipality, and being more particularly described as follows:

Tract One:
Beginning at a Dogwood, the southeast corner, being formerly Alex Shrivers' Southwest corner in Willis' North line; thence North 2° East about 105 poles to a branch; thence up said branch past the mouth of the branch from the home on to a large sugar tree at the head of said branch; thence in a southerly direction to the northeast corner of 4 acres conveyed to Frank Wolfe by Margaret Bland; thence with said Wolfe's easterly line to the southeast corner of the graveyard; thence South 35° West 14 poles to a stake at the corner of the fence; thence South 17° East 24 poles to a stone in Willis' North line, being the southeast corner of Lot No. 3, the home tract; thence South 89° East 58 poles to the BEGINNING, containing 51 acres, more or less.

Tract Two:
On the North by Frank Wolfe and what was formerly W. A. Evans, West by J. C. Willis, South by J. C. Willis, East by J. C. Willis, beginning at the Northwest corner at a stake in the county road in J. C. Willis's North boundary line; thence with said road in a southerly direction to a stake in said road near a scaly bark hickory 38-15/25 poles; thence northeastwardly to a stake in J. C. Willis' North boundary line, near a wild cherry tree 29 poles; thence westerly, with said J. C. Willis's North boundary line, 45-3/4 poles to the BEGINNING, containing 3 acres, more or less, and adjoins the 51 acres tract.

LESS AND EXCEPTED from the property conveyed herein is a tract conveyed to Mau T. Ly and wife, Alberta R. Ly as set forth in Warranty Deed dated June 27, 2007, of record in Instrument No. 20070702-0078650, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the centerline of Campbell Road, a common corner with lands of Mau Ly and spouse, by deed of record as Instrument No. 20041007-0121251 Register's Office for Davidson County, Tennessee, described therein as a point at the north corner of a triangular tract of land in the centerline of an old road; thence leaving Campbell Road and with Ly's line, south 6' 53' east along the center of said old road, 250.0 feet to the west corner of said triangle; thence with the center of an old road and continuing with Ly, south 89' 07' east 253.8 feet to the centerline of Campbell Road; thence leaving Ly and running along a curve in Campbell Road 390 feet, more or less, to the point of beginning.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2-7-24 (date of document).

Affiant Signature

2-9-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of Feb, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY