Karen Johnson Davidson County
Batch # 1152524 DEEDQC
06/28/2024 02:19:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240628-0048927

Map-Parcel Numbers:
072-070-204-00

Send Tax Bills To:

Anita L. Hartel
1246 McGavock Pike
Nashville, TN 37216

This Deed Prepared By:
Sawnie R. Aldredge
Attorney at Law
P.O. Box 120713
Nashville, Tennessee 37212
(615) 385-4437

Address of New Owner is as Follows:

Anita L. Hartel
1246 McGavock Pike
Nashville, TN 37216

QUITCLAIM DEED

I, Anita L. Hartel, Trustee of the Mark Smith and Anita Hartel Revocable Trust, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Quitclaim unto Anita Hartel, an individual, all of the Mark Smith and Anita Hartel Revocable Trust's interest in the following described real estate lying in Davidson County, Tennessee, more particularly, described as follows:

A tract of land in the 11th, formerly the 18th, Civil District of said County, described as follows:

Beginning at a point in the center of McGavock Pike, formerly Maxey Lane, at the northwest corner of a tract of land owned by McDaniels, formerly R.P. Crockett; thence with the western boundary line of said McDaniel property south 14 degrees west 892 feet to a corner post; thence north 80 degrees west 241 feet to a corner post; thence north 15 degrees east 233 feet to a stake; thence south 80 degrees 166 feet to a stake; thence north 15 degrees east 659 feet to the center of Maxey Lane; thence with the center of said Lane south 85 degrees east 80 feet to the beginning, containing 2.50 acres, more or less.

Being the same property conveyed by Mark Hayden Smith and wife Anita L. Hartel by deed from Ann Avril Puryear and Lorena Avril Carman of record in Book 6586, page 163, Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Anita L. Hartel to the Mark Smith and Anita Hartel Revocable Trust by Quitclaim Deed in Instrument number 20240524-0038697 in the Register's Office of Davidson County, Tennessee.

INCLUDED in the foregoing description but expressly EXCLUDED herefrom are the following two described tracts of land.

EXCLUDED TRACT NO. 1:

Land in the 11 Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. & Co., July 11, 1962, as follows:

Beginning at a concrete monument in the northwest corner of the Helen W. Neal property of record in Book 2143, Page 309, Register's Office for said County, also the southwest corner of Lot No. 12 on the plan of Glenmeade Subdivision of record in Book 2330, Page 56, said Register's Office; thence with said Neal's western boundary line south 16 degrees 40' west 372 feet to an iron pin and post; thence north 80 degrees 00' west 241 feet to an iron pin and corner post; thence north 15 degrees 00' east 233 feet to an iron pin and corner post; thence south 80 degrees 45' east 166 feet to iron pin and corner post; thence north 15 degrees 45' east 149.5 feet to an iron pin; thence south 71 degrees 35' east 83.4 feet to the beginning, containing 1.6 acres, more or less.

EXCLUDED TRACT NO.2:

Land in the 11 Civil District of Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson, Surveyor, dated March 21, 1975, as follows:

Beginning at a concrete monument north 71 degrees 53' west 142.25 feet from the westerly margin of Lee David Road, said point being the southwest corner of the property conveyed to Melvin S. Polk and wife, by deed of record in Book 3344, Page 326, Register's Office for said County; thence north 71 degrees 29' west 83.4 feet to an iron pin; thence north 14 degrees 54' east 87 feet to an iron pin; thence north 71 degrees 30' east 83.7 feet to an iron pin, being the northwest corner of said Polk's property mentioned above, thence south 15 degrees 06' west 87 feet to the point of beginning.

Anita L. Hartel

Anita L. Hartel

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 21, 2024, before me personally appeared Anita L. Hartel, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and seal, at office, this 21 day of June, 2024.

Notary Public

My Commission Expires: 9-8-2025

SAWNIE R. ALDREDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I affirm that the actual consideration or value, whichever is greater, for this transfer is One Dollar ($1.00)

Anita L. Hartel

Anita L. Hartel

On June 21, 2024, before me personally appeared Anita L. Hartel, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal at office this 21 day of June, 2024.

SAMUEL R. ALDRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 9-2-2025