Karen Johnson Davidson County
Batch# 1166455 DEEDQC
08/05/2024 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240805-0059528

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00. _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2024.

RUSSELL J. McCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

My Commission Expires: _____
Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Ba-ata & Smith Family Trust	NEW OWNER	049-00-0-101.00
3802 Whites Creek Pike		
Nashville, TN 37207		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Hassan Ba-ata and Melissa Smith**, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Ba-ata & Smith Family Trust**, under agreement dated August 5, 2024, their heirs, successors, and assigns, my entire interest in and to that real property and improvements located in Davidson County, Tennessee, and described as follows:

TRACT I

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert, Surveyor, February 22, 1955, as follows:

Beginning in the center of Whites Creek Pike at the southeast corner of the property conveyed to James H. Pirtle and wife, by Deed from P.M. Chaffin and wife, or record in Book 2332, Page 280, Register's Office for said county; thence with the center of said Pike south Being 38 deg. 20 min. east 100 feet; thence south 48 deg. west 962 feet to the center of Whites Creek, thence with the center of said Creek north 25 deg. 30 min. west 100 feet to an iron pin, the southwest corner of said Pirtle property; thence with the southeasterly line of said Pirtle property, north 45 deg. 50 min. east 915 feet to the beginning containing 2.08 acres, more or less.

TRACT II

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert, Surveyor, November 2, 1954, as follows:

Beginning in the center of Whites Creek Pike, at a point 110 feet southeastwardly from the southeast corner of the property conveyed to Jessie R. Stroud and wife, by Deed from Kathleen Burton, of record in Book 2282, page 267, Register's Office for said county; thence with the center of said Pike, south 38 deg. 20 min. east 100 feet; thence south 46 deg. 50 min. west 915 feet to the center of Whites Creek, thence with the center of said Creek, north 28 deg. 30 min. west 100 feet to a point 100 feet southeast of the southwest corner of said Stroud property; thence north 47 deg. 10 min. east 886 feet to the beginning, containing 2.07 acres, more or less.

All the above being the same property conveyed to Hassan Ba-ata and wife, Melissa Smith, by Warranty Deed from Donald E. Bundy and wife, Margie A. Bundy, of record as Instrument # 20060908-0111578, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 5th day of August, 2024.

Hassan Ba-ata
HASSAN BA-ATA

Melissa Smith
MELISSA SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hassan Ba-ata and Melissa Smith, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2024.

My Commission Expires:



Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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 August 5th, 2024.

Date

Affiant Signature

8-5-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON