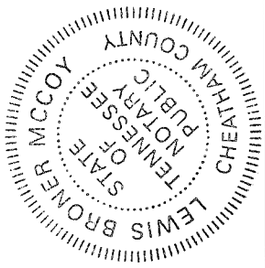
Karen Johnson Davidson County
Batch# 1203051 DEEDQC
11/08/2024 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241108-0087390



STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4 DAY OF Nov, 2024.

NOTARY PUBLIC

My Commission expires: 7/24/26

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 24100003

Address of New Owner	Send Tax Bills To:	Tax Information:
Amanda B. Smith and Jerimy L. Smith 4261 Pecan Valley Road Nashville, TN 37218	Same	056-00-0-030.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 4 day of Nov, 2024, pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety between the parties.

WITNESSETH:

For good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Amanda B. Smith**, Grantor, herein does hereby acknowledged, convey, remise, release and forever quitclaim unto my husband, **Jerimy L. Smith**, his heirs and assigns such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

Land located in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at 5/8" rebar with an orange cap marked, Donlon 2297, in the northern margin of Pecan Valley Road, said rebar being the southeast corner of the Jason Lewis Bradford property of record in Instrument No. 20180109-0002903, RODCT, and the southwest corner of the property described herein, having a Tennessee State Plane Coordinate value of Northing 685,402.27 and Easting 1,691,671.08); thence, with the east line of the above mentioned Bradford property, North 29 degrees 25' 37" West a distance of 525.00 feet to a 5/8" rebar with a yellow cap marked, W&A ENG, said rebar being a point in the eastern line of the Bradford property, the southwest corner of the James Bryan Lewis property of record in Instrument No. 20121231-0120589, RODCT, and the northwest corner of the property described herein; thence, with the south line of the Lewis property, North 60 degrees 34' 23" East a distance of 190.00 feet to a 5/8" rebar with a yellow cap marked, W&A ENG, said rebar being the southeast corner of the Lewis property, a point in the western line of the John W. and Lana Brown property of record in Instrument No. 20090602-0050586, RODCT, and the northeast corner of the property described herein; thence, with the west line of the Brown property, South 36 degrees 42' 14" East a distance of 500.00 feet to a 5/8" rebar with a yellow cap marked, W&A ENG, in the northern margin of Pecan Valley Road, said rebar being the southwest corner of the Jorge E. Silva property of record in Instrument No. 20220623-0072024, RODCT, and the southeast corner of the property described herein; thence, with the northern margin of Pecan Valley Road, South 54 degrees 02' 12" West a distance of 254.99 feet to the point of beginning, containing 113,617 sq. ft. or 2.61 acres, more or less, as surveyed by Adam C. Bledsoe, Tennessee License No. 3099, W&A Engineering, 807 2nd Avenue South, Nashville, TN 37206, dated June 21, 2022.

Being the same property conveyed to Patricia L. Koenig by Installment Deed from Robert H. Herrman and wife, Shirley A. Herrman, dated 05/12/2004 and recorded on 06/29/2004 in Instrument No. 20040629-0076980, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert H. Herrman and wife, Shirley A. Herrman, by Quitclaim Deed from Patricia L. Koenig dated 03/15/2013 and recorded on 03/29/2019 in Instrument No. 20190329-0028654, RODCT. Robert H. Herrman having since died on or about 06/23/2019, leaving Shirley A. Herrman as the surviving tenant by entirety. Further being the same property conveyed to Amanda Smith by Quitclaim Deed from Shirley A. Herrman dated 05/15/2020 and recorded on 05/20/2020 in Instrument No. 20200520-0052397, RODCT.

*Amanda B. Smith and Amanda Smith is one and the same person.

This is improved property known as:
4261 Pecan Valley Road, Nashville, TN 37218

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **Amanda B. Smith and husband, Jerimy L. Smith**, so that the entire property, upon the death of either, will pass to the other.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Amanda B. Smith** has caused this instrument to be executed, this the 4 day of Nov, 2024.

Amanda B. Smith

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Amanda B. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 4 day of Nov, 2024.

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BRONNER MCCOY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 11/4/24 (date of document).

L. Broner McCoy
Date: 11/4/24

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 4th day of November, 2024.

NOTARY PUBLIC
My Commission expires: 2.5.2025

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY