QUITCLAIM DEED

Karen Johnson
Batch # 1203204
11/12/2024 10:06:47 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241112-0087626

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____.

_____
Notary Public

COMMISSION EXPIRES: 5/13/28
(AFFIX SEAL)

KAGEN AXSOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Cierra Hogan	Cierra Hogan	015-021.00-000
(Name) 1613 E Stewarts Lane, Nashville, TN 37218	1613 E Stewarts Lane, Nashville, TN 37218	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Eugenie D. Smith**, hereinafter referred to as Grantor(s), hereby quitclaim to **Cierra Hogan**, her heirs and assigns forever, all of her right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Beginning at a 1/2" iron rod found in a gravel driveway on the northerly right of way of E Stewarts Ln, 20 feet from the centerline being the southeast corner of this parcel, and the southwest corner the 1617 E Stewarts Ln Parcel; thence along the northerly right of way of E Stewarts Ln along a curve to the south an Arc Length of 161.54 feet, a Radius of 425.19 feet, a Delta Angle of 21°46'03" , a Chord Bearing of South 63°49'46" West, a Chord Distance of 160.57 feet to new ½" iron rod with orange plastic cap inscribed, " C MCGILL RLS 2699" set on the northerly right of way of E Stewarts Ln 20 feet from the centerline; thence leaving the right of way with the line a parcel with no recorded deed North 58°10'06" West, a distance of 105.53 feet to a new ½" iron rod with orange plastic cap inscribed, " C MCGILL RLS 2699" set in the line of Wildflower Partners LLC, recorded as Deed Book 20190506, Page 42276 in the Davidson County R.O.D. Office, on the centerline of Old Cato Rd, an unimproved private lane of unknown width; thence with Wildflower Partners LLC, and the centerline of Old Cato Rd North 05°50'16" East a distance of 221.00 feet to a found bent 1/2" iron rod near an Osage Orange bush, a common corner to the 1617 E Stewarts Ln Parcel; thence leaving Wildflower Partners LLC along the 1617 parcel line South 50°58'52" East a distance of 190.22 feet in part along a rock wall with a wire fence to a double Osage Orange tree, called a mock orange tree in the recorded deed; thence continuing along the west line of the 1617 parcel South 36°46'59" East a distance of 106.05 feet to the Point of Beginning containing 0.79 acres per survey of Cliff McGill RLS 2699 dated July 9, 2020.

Being one parcel of land belonging to Eugenie D Smith in the 13 Civil District of Nashville, Davidson County,Tennessee, being the same parcel described in Deed Book 20090804, Page 0072999, as recorded in the Davidson County Register Of Deeds Office.

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

IN WITNESS WHEREOF, the said **Eugenie D. Smith** has hereunto set her signature, on this, the 7-16-2024 day of _____, _____.

Eugenie D Smith
Eugenie D. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Eugenie D. Smith, the 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 and official seal, this the 16th of July, 2024.

Kagen Axsom
Notary Public
My Commission Expires: 5/8/28
(SEAL)

KAGEN AXSOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Eugenie Smith Affiant
Subscribed and sworn before me this the
12 Day of November, 2024.
J. Rivera, Deputy Register