"THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES AND NO TITLE SEARCH PERFORMED"

Address of New Owner:
Robert Lee Smiley
7203 Beckwith Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch # 1226158 DEEDQC
01/14/2025 08:23:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250114-0002735

Send Tax Bills To:
Same as above

This instrument prepared by:
MICHAEL W. FERRELL
Attorney at Law
1000 Pleasant Grove Place
Mt. Juliet, TN 37122

Improved: X
Unimproved:

Map/Parcel: 08700011300

QUITCLAIM DEED

For and in consideration of the sum of One dollar ($1.00) cash in had paid to the undersigned, **Robert Lee Smiley, Trustee of the Testamentary Trust Created Pursuant to the Last Will and Testament of Sara Francis Stryker, Dated August 22, 2018**, and for other good and valuable considerations the receipt of which is hereby acknowledged and for the express purpose of carrying out the provisions of the said Trust, **Robert Lee Smiley, Trustee of the Testamentary Trust Created Pursuant to the Last Will and Testament of Sara Francis Stryker, Dated August 22, 2018**, does hereby quitclaim and convey unto **Robert Lee Smiley**, married, all of his right, title, and interest in and to the following described properties:

Land located in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the partition of real estate of Hollis Hagar, deceased, as of record in Plat Book I, Page 54, in the Chancery Court at Nashville, Tennessee and described according to a survey by Gary R. Cummings, Surveyor, dated March 17, 1967, as follows:

BEGINNING at an iron pin in the fence corner, said point being the SE corner of the lands of the Grantor and thence N 76 deg. 40 min. W, 305.0 feet with the fence to an ion pin; thence N 22 deg. E 430.0 feet to an iron pin; thence S 76 deg. 40 min. E, 305.0 feet to an iron pin in the fence; thence S 22 deg. W, 430.0 feet with the fence to the beginning, and containing 3.0 acres, more or less.

INCLUDED in the above conveyance is the right of ingress and egress over a 15-foot roadway to New Hope Road, which roadway was reserved by instrument of record in Book 1638, Page 58, and as further conveyed and set forth in Easement, of record in Book 4221, Page 692, both in the Register's Office for Davidson County,

Tennessee.

Being the same property conveyed to Robert Lee Smiley, Trustee of the Testamentary Trust Created Pursuant to the Last Will and Testament of Sara Francis Stryker, Dated August 22, 2018 of record in Will Book 52, Page 294, Probate Court for Wilson County, Tennessee, by Quitclaim Deed of record in Instrument No. 20220310-0027597, Register's Office for Davidson County, Tennessee.

This is improved property known as 6257 New Hope Road, Hermitage, TN 37076

WITNESS MY HAND, this 9th day of January, 2025.

Robert Lee Smiley

Robert Lee Smiley, Trustee of the Testamentary Trust Created Pursuant to the Last Will and Testament of Sara Francis Stryker, Dated August 22, 2018

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Robert Lee Smiley, Trustee of the Testamentary Trust Created Pursuant to the Last Will and Testament of Sara Francis Stryker, Dated August 22, 2018, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 9th day of January, 2025.

Notary Public

MICHAEL W. FERRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-22-2028

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer is -0-

Affiant

Subscribed and sworn to before me this the 9th day of January, 2025.

Notary Public

CASSIE A. KARSTEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-22-2027