This Instrument Prepared By:
Steven J Meisner, Esq
Brewer, Krause, Brooks, Chastain & Meisner, PLLC
545 Mainstream Drive, Suite 101
Nashville, Tennessee 37228

Karen Johnson Davidson County
Batch # 1235785 DEEDQC
02/10/2025 12 11 26 PM 3 pgs
Fees $17 00 Taxes $0 00

20250210-0009888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSACTION IS $10 00

Affiant

Sworn to and subscribed this the 31st day of January 2025

Notary Public
My commission expires 5/9/26

THOMAS STURDIVANT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Address New Owner	Send Tax Bills to:	Parcel ID:
Yanerison Y. Sanchez Aguilar	Yanerison Y. Sanchez Aguilar	01700000600 &
112 Park Circle	112 Park Circle	01700000500
Old Hickory, TN 37138	Old Hickory, TN 37138	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantors, Timothy Steve and Leah Smith, for and in consideration of the sum of Ten Dollars and no Cents ($10.00), cash in hand paid by the hereinafter Grantee, Yanerison Y. Sanchez Aguilar, and for other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell, release, remise, quit claim, and convey unto Yanerison Y. Sanchez Aguilar all their right, title and interest in and to the following described real property in Davidson County, Tennessee, to-wit:

TRACT 1: 0.88 ACRE TRACT

Being a certain tract or parcel of land lying and being in the 10th Councilmanic District of Davidson County, Tennessee, in the Community of Union Hill, identified as Parcel ID 01700000500 and is the Timothy Steven Smith and Leah Smith property recorded as Instrument Number 202201250008959, Register's Office of Davidson County, Tennessee, and is more particularly described as follows.

Commencing at the centerline intersection of Greer Road and Union Hill Road, thence South 79°16'16" West, 182 40 feet to a ½" Rebar (N) with Sexton Cap on the north right-of-way Union Hill Road, this being the southwest corner of other lands of Smith and the southeast corner of the property herein described and the Point Of Beginning of this survey; thence coincident with the north right-of-way of Union Hill Road South 71°23'36" West, 105 00 feet to a ½" Rebar (N) with Sexton Cap; this being the southeast corner of other lands of Smith (202201250008959) and the southwest corner of the property herein described; thence leaving said right-

of-way and coincident with the east line of other lands of Smith North 18°36'24" West, 363.60 feet to a ½" Rebar (N) with Sexton Cap 0.30 feet north of a fence line, this being the northeast corner of other lands of Smith and the northwest corner of the property herein described on the south line of Dickens (201211210107477); thence leaving other lands of Smith and coincident with the south line of Dickens and generally following a fence North 69°44'47" East, 105.04 feet to a ½" Rebar (N) with Sexton Cap 0.70 feet north of a fence line, this being the northwest corner of other lands of Smith and the northeast corner of the property herein described, thence leaving Dickens and coincident with the west line of other lands of Smith South 18°36'24" East, 366.62 feet to the Point of Beginning containing 38,336 77 square feet or 0 88 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 5125 Bridgemore Boulevard, Murfreesboro, Tennessee 37129 on August 17, 2024.

TRACT 2· 0.99 ACRE TRACT

Being a certain tract or parcel of land lying and being in the 10th Councilmanic District of Davidson County, Tennessee, in the Community of Union Hill, identified as a portion of Parcel ID 01700000600 and is a portion of the Timothy Steven Smith and Leah Smith property recorded as Instrument Number 202201250008959, Register's Office of Davidson County, Tennessee, and is more particularly described as follows·

Commencing at the centerline intersection of Greer Road and Union Hill Road, thence North 68°22'44" West, 38 71 feet to a ½" Rebar (N) with Sexton Cap where the rights-of-way of Greer Road and Union Hill Road intersect, this being the southeast corner of the property herein described and the Point Of Beginning of this survey, thence coincident with the north right-of-way of Union Hill Road South 71°23'36" West, 151.12 feet to a ½" Rebar (N) with Sexton Cap; this being the southeast corner of other lands of Smith (202201250008959) and the southwest corner of the property herein described; thence leaving said right-of-way and coincident with the east line of other lands of Smith North 18°36'24" West, 366.62 feet to a ½" Rebar (N) with Sexton Cap 0.70 feet north of a fence line, this being the northeast corner of other lands of Smith and the northwest corner of the property herein described on the south line of Dickens (201211210107477); thence leaving other lands of Smith and coincident with the south line of Dickens and generally following a fence North 69°44'47" East, 78.99 feet to a ½" Rebar (O) with Cap 1455 1 20 feet north of a fence line, this being the southeast corner of Dickens and the northeast corner of the property herein described on the west right-of-way of Greer Road; thence leaving Dickens and coincident with said right-of-way for two calls South 30°26'30" East, 250 35 feet to a ½" Rebar (N) with Sexton Cap; South 28°09'03" East, 125.60 feet to the Point of Beginning containing 42,975.54 square feet or 0.99 acres, more or less, according to a survey performed by Christopher

Blake Sexton, RLS 2400, 5125 Bridgemore Boulevard, Murfreesboro, Tennessee 37129 on August 17, 2024.

Being portions of the same property conveyed to Timothy Steven and Leah Smith by Warranty Deed dated January 24, 2022, from Amy Wood, recorded January 25, 2022, in instrument number 20220125-0008959, in the Register's Office for Davidson County, Tennessee

Witness our hands this 31st day of January, 2025.

Timothy Steven Smith

Leah Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Timothy Steven and Leah Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the persons within named and that each executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 31st day of January, 2025.

NOTARY PUBLIC

My Commission Expires 5/9/2026

THOMAS STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026