This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1242260 DEEDQC
02/28/2025 02:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250228-0015210

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Gary L. Smith, et ux	Same	070 13 0 082.00
220 Deer Park Circle		070 13 0 083.00
Nashville, TN 37205		070 13 0 084.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Gary Lee Smith ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Gary Lee Smith and wife, Catherine Elizabeth Homra Smith, as tenants by the entirety, their heirs, successors, and assigns. A certain tract or parcel of land located in Davidson County, Tennessee, to-wit:

TRACT NO.1:
Beginning at a point in the center of the Hydes Ferry Pike, formerly the New Bridge Road, approximately 238 feet from the northwest end of the bridge over the Cumberland River, being at the intersection with the northwesterly margin of Cliff Drive; thence in a northwesterly direction, with the center of said pike, 62½ feet; thence in a northeasterly direction parallel with said Cliff Drive 150 feet; thence in a southeasterly direction, parallel with said Hydes Ferry Pike, 62½ feet to the northwesterly margin of said Cliff Drive; and thence in a southwesterly direction with said margin of Cliff Drive 150 feet to the beginning.

TRACT NO. 2:
Beginning on the northwesterly margin of Cliff Drive at the northeast corner of the property conveyed to Alma Allessio, by deed from Grace T. Santi and husband, of record in Book 965, page 168, Register's Office for said County; thence with the northerly line of the said Allessio property northwestwardly 62½ feet to the northwest corner of the said Allessio property; thence northeastwardly and parallel with said Cliff Drive 100 feet; thence southeastwardly 62½ feet to the northwesterly margin of Cliff Drive; thence with said drive southwestwardly 100 feet to the beginning.

TRACT NO. 3:

Beginning at a point in the westerly margin of Cliff Drive, 250 feet north of the northerly margin of State Highway No. 112, being the northeast corner of the property conveyed to R. L. Cantrell and wife, by deed from Grace T. Santi, of record in Book 2092, page 571, Register's Office for said County; thence with the westerly margin of Cliff Drive, northwardly 115 feet to the southeast corner of the Maggie Zohrlaut property; thence with her southerly line, westwardly 62.5 feet; thence southwardly, parallel to the westerly margin of Cliff Drive, 115 feet to the northwest corner of Cantrell's lot, above mentioned; thence with the northerly line of same, eastwardly 62.5 feet to the beginning.

Being all the same property conveyed to Gary Lee Smith from Donnelly & Smith Enterprises, Inc., a Tennessee Corporation by Quitclaim Deed dated December 2, 2008, of record in Instrument No. 20081203-0117378, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 28th day of February, 2025.

Affiant

Notary Public My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31 2026

This is improved property known as 3000 Clarksville Pike, Nashville, TN, 37218 and unimproved property known as 0 Cliff Drive and 2103 Cliff Drive, Nashville, TN 37218.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 28th day of February, 2025.

Gary Lee Smith, Grantor

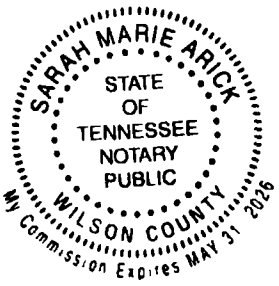
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Lee Smith, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of February, 2025.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Sarah Arick, 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 February 28, 2025.

Date: 02/28/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on February 28, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2027