Karen Johnson
Batch # 1309446
08/13/2025 08:19:50 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250813-0064292

PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

Nancy Smith

SWORN AND SUBSCRIBED before me this 29th day of July, 2025.

ROLAND T. HAIRSTON II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: My Commission Expires 9/8/2025

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map + Parcel
Doyle Smith, Jr. and Nancy Smith, Husband and Wife 5259 Buena Vista Pike Nashville, TN 37218	**Doyle Smith, Jr. and Nancy Smith, Husband and Wife** 5259 Buena Vista Pike Nashville, TN 37218	049 00 0 061.00

THIS QUITCLAIM DEED made this the 29th day of July, 2025 by **NANCY SMITH** (formerly known as Nancy L. Poindexter), (later called "Grantor"), whose mailing address is 5259 Buena Vista Pike, Nashville TN 37218, to **DOYLE SMITH, JR. AND NANCY SMITH, HUSBAND AND WIFE**, as tenants by the entirety (collectively, the "Grantee"), whose mailing address is 5259 Buena Vista Pike, Nashville TN 37218.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, December 8, 1961, as follows:

Beginning on the westerly margin of Buena Vista Pike at the southeast corner of the property conveyed to Carl W. Binkley and wife, by deed from Albert J. Sheffield, of record in Book 3342, page 481, Register's Office for Davidson County, Tennessee, thence with a westerly margin of said Pike south 12 deg. 30' east 100 feet; thence south 82 deg. 15' west 413 feet; thence north 7 deg. 30 west 96 feet to the southwest corner of said Binkley property; thence with the southerly line of said Binkley property north 81 deg. 44' east 404.34 feet to the beginning.

Being the same property conveyed to Nancy L. Poindexter, by deed from Charles A. Singer and wife, Virginia B. Singer, by deed of record in Instrument No. 20020906-0108290, Register's Office for Davidson County, Tennessee.

This property is commonly known as 5259 Buena Vista Pike, Nashville TN 37218.

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 29th day of July, 2025.

Nancy Smith

NANCY SMITH (formerly known as Nancy L. Poindexter), GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Nancy Smith (formerly known as Nancy L. Poindexter)**, the Grantor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 29th day of July, 2025.

ROLAND T. HARSTON II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9/8/2025 My Commission Expires