Karen Johnson Davidson County
Batch # 1319181 DEEDQC
09/08/2025 10:24:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250908-0071416

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yanerison Y. Sanchez Aguilar	New Owner	01700000500
(NAME) 112 Park Circle	(NAME) Same	01700000600
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY STEVE SMITH AND LEAH SMITH, HUSBAND AND WIFE

CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL MY INTEREST UNTO

YANERISON Y. SANCHEZ AGUILAR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Being in the 10th Civil District of said County, beginning at a point in the middle of the Union Hill-Joelton Rd. 180 feet westerly from the middle of the Greer Rd at the intersection of the said Greer Rd and the Union Hill-Joelton Rd. Said tract of land begins at the point above described and runs with the center of the Union Hill-Joelton 105 feet in a westerly direction, and runs in a northerly direction between parallel lines 420 feet to a dead line which measures 105 feet thereon.

Tract 2: Land in the Tenth Civil District of Davidson County, Tennessee, located North of Union Hill Road and west of Greer Road, being the south part of the C.A. Benton Estate, Beginning at a spike in the center of Greer Road 26 ft south of the S.W. corner of James Dickens one acre tract, running S. 35 deg. E. 450 ft. to a spike on the south side of Union Hill and Greer Road intersection; thence S. 68 deg. 45' W. 180 ft. to the East corner of a one acre tract; thence 90 deg. Rt and running 420 ft with the East line of the one acre tract to a pin; thence 90 deg. Lt and running 105 ft with the north line of the one acre tract to a pin; thence 90 deg. Lt and running 420 ft with the west line of the one acre tract to a point in the south side of Union Hill Road; thence S. 68 deg. 45' W. 135 ft to a point on the south side of Union Hill Road; thence S. 66 deg. 30' W. 448.4 ft to a pin this pin being E.R. Benton's S.E. Corner; thence N. 10 deg. 40' W. 555 ft following E.R. Benton's east line to a pin, this pin being Elizabeth Greer's S.E. corner (pin in branch) thence S. 85 Deg. 10' E. 300 ft with Elizabeth Greer's south line to a corner fence post; thence N. 63 deg. 15' E. 392 ft. running with a wire fence to the beginning, containing 6.71 Acres, more or less, according to survey made by C.J. Carney, Surveyor, July 30th 1957.

INCLUDED IN THE DESCRIPTION OF TRACT II, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A CERTAIN TRACT OR PARCEL OF LAND ORIGINAILY CONVEYED TO RAY OWENS AND WIFE CAROL M. OWENS BY DEED FROM L.A. BENTON AND WIFE. ALPHON E. BENTON, FILED FOR RECORD IN BOOK 4950 PAGE 992, REGISTER'S OFPICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A MORE RECENT SURVEY BY TOMMY E. WALKER. LICENSED TENNESSEE SURVEYOR. NUMBER 1465, AS FOLLOWS:

Beginning at concrete monument in the northerly margin of Union Hill Road. and according to the property conveyed to Deborah D. Ayers, of Record and Deed Book 11382 Page 848, Register's Office for Davidson County, Tennessee; thence, with the line of Ayers north 10 degrees 40 minutes 00 seconds west 527.33 feet to a post; thence south 83 degrees 54 minutes 38 seconds east 300.00 feet to an iron pin; thence south 11 degrees ten minutes 01 seconds east 366.30 feet to an iron pin in the northerly margin of Union Hill Rd.; thence with said margin of said road south 65 degrees 58 minutes 04 seconds west 194.45 feet to an iron pin: thence on a curve having length of 105.55 feet to the point beginning and containing 2.949 acres, more or less. (The said property was described in the original deed to Ray Owens. et ux. as having 3.02 acres, more or less.)

Being the same property conveyed to Timothy Steven Smith and Leah Smith, husband and wife, by deed from Amy Wood of record in instrument number 20220125-0008959, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved x property, known as 1806 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 4 day of September, 2025.

Timothy Steve Smith

Leah Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Timothy Steven Smith and Leah Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 4 day of September, 2025.

My commission expires:

JAMES BRYAN LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary