Karen Johnson Davidson County
Batch # 1337243 DEEDQC
10/22/2025 12:58:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251022-0084220

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

Yanerison Y. Sanchez Aguilar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(AFFIX SEAL)

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

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:

THE PURPOSE OF THIS DEED IS TO CORRECT AN ERROR IN THE RECORDING ORDER OF 2 PRIOR QUITCLAIM DEEDS OF RECORD IN INSTRUMENT NUMBER 20250908-0071416 AND 20250908-0071417 AND TO RECOMBINE THE ORIGINAL ACREAGE INTO ONE DEED

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 the same property conveyed to Timothy Steven Smith and Leah Smith by Quitclaim Deed from Yanerison Y. Sanchez Aguilar of record in instrument number 20250908-0071417, in the Register's Office for Davidson County, Tennessee.

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

This is improved / unimproved 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 22nd day of October, 2025.

Timothy Steve Smith

Leah Smith

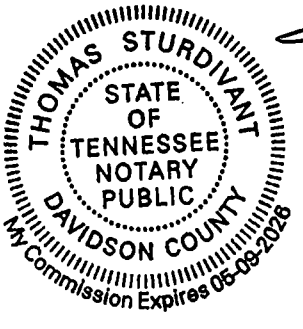
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Timothy Steve 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 22nd day of October, 2025.

My commission expires:
5/9/26



Notary