Karen Johnson Davidson County
Batch# 1466621 DEEDQC
09/01/2026 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080784

QUITCLAIM DEED

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 THE 21ST DAY OF Aug/ot, 20 26

Notary Public

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WG-QCD-0-26

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joe N. Smith	**Same as New Owner**	
(NAME) **7174 Whites Creek Pike,**	(NAME) **Same as New Owner**	**P/O 02201001000**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Same as New Owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOELTON TC VENTURES, LLC,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOE N. SMITH** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE; SAID LEGAL DESCRIPTION BEING A PART OF PARCEL 10.00 ON DAVIDSON COUNTY TAX MAP NO. 22-04 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF SPENCER LONNIE MCDANIEL ETUX PROPERTY AS OF RECORD IN INSTRUMENT NO. 2020122-0152870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE MOST NORTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT;

1. LEAVING THE SOUTHEASTERLY PROPERTY CORNER OF SAID SPENCER LONNIE MCDANIEL ETUX PROPERTY AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, SOUTH 12 DEGREES 53 MINUTES 00 SECONDS WEST, 51.05 FEET TO A POINT LYING IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO TIFFANY L. LEE AS OF RECORD IN INSTRUMENT NO. 20240419-00283374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE NORTHERLY PROPERTY LINE OF SAID TIFFANY L. LEE, IN PART, IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 24 MINUTES 29 SECONDS, A RADIUS OF 1883.11-FEET, FOR AN ARC LENGTH OF 79.15 FEET TO AN IRON ROD (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 31 MINUTES 31 SECONDS WEST, 79.14 FEET; THENCE,
3. NORTH 79 DEGREES 47 MINUTES 20 SECONDS WEST, 95.23 FEET TO AN IRON ROD (FOUND); THENCE,
4. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 52 MINUTES 42 SECONDS, A RADIUS OF 947.43-FEET, FOR AN ARC LENGTH OF 179.88 FEET TO AN IRON ROD (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 15 MINUTES 18 SECONDS WEST, 90.21 FEET; THENCE,
5. IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 88 DEGREES 46 MINUTES 39 SECONDS, A RADIUS OF 25.00-FEET, FOR AN ARC LENGTH OF 38.74 FEET TO AN IRON ROD (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 53 MINUTES 45 SECONDS WEST, 34.98 FEET; THENCE,
6. SOUTH 21 DEGREES 19 MINUTES 11 SECONDS WEST, 214.66 FEET TO AN IRON ROD (SET) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JOE N. SMITH (PARCEL 19.00-TAX MAP 21) AS OF RECORD IN INSTRUMENT NO. 20050505-0050805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
7. WITH THE NORTHERLY PROPERTY LINE OF SAID JOE N. SMITH PROPERTY, IN PART, NORTH 74 DEGREES 24 MINUTES 43 SECONDS WEST, 50.40 FEET TO AN IRON ROD (SET); THENCE,
8. NORTH 74 DEGREES 24 MINUTES 23 SECONDS WEST, 60.95 FEET TO AN IRON ROD (SET); THENCE,

9. LEAVING THE NORTHERLY PROPERTY LINE OF SAID JOE N. SMITH PROPERTY, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, NORTH 22 DEGREES 18 MINUTES 22 SECONDS EAST, 303.27 FEET TO AN IRON ROD (SET) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO KRISTI CUTRELL AS OF RECORD IN INSTRUMENT NO. 20220914-0102461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
10. WITH THE SOUTHERLY PROPERTY LINE OF SAID KRISTI CUTTRELL, IN PART, SOUTH 67 DEGREES 08 MINUTES 42 SECONDS EAST, 68.44 FEET TO AN IRON ROD (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO LIMONETI LOPEZ AS OF RECORD IN INSTRUMENT NO. 20220601-0062968, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
11. WITH THE SOUTHERLY PROPERTY LINE OF SAID LIMONETI LOPEZ, SOUTH 67 DEGREES 32 MINUTES 01 SECONDS EAST, 38.79 FEET TO AN IRON ROD (FOUND); THENCE,
12. IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 23 SECONDS, A RADIUS OF 676.11-FEET, FOR AN ARC LENGTH OF 183.37 FEET TO AN IRON ROD (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SPENCER LONNIE MCDANIEL ETUX AS OF RECORD IN INSTRUMENT NO. 20201223-0152870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 04 MINUTES 37 SECONDS EAST, 182.81 FEET; THENCE,
13. WITH THE SOUTHERLY AND EASTERLY PROPERTY LINE OF SAID SPENCER LONNIE MCDANIEL ETUX, IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 40 MINUTES 33 SECONDS, A RADIUS OF 897.81 FEET, FOR AN ARC LENGTH OF 10.59 FEET TO AN IRON ROD (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 34 MINUTES 19 SECONDS EAST, 10.59 FEET; THENCE,
14. SOUTH 78 DEGREES 58 MINUTES 42 SECONDS EAST, 94.86 FEET TO AN IRON ROD (SET); THENCE,
15. IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 25 MINUTES 21 SECONDS, A RADIUS OF 1933.11-FEET, FOR AN ARC LENGTH OF 81.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 50,663 SQUARE FEET OR 1.16 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

    SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 19 MINUTES 13 SECONDS EAST, 81.73 FEET; THENCE,

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOELTON TC VENTURES, LLC AS OF RECORD IN INSTRUMENT NO. 20250609-0045153 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **0 Binkley Rd, Joelton, Tennessee 37080**.

Witness my/our hand(s) this the 21 day of August, 2026.

Joelton TC Ventures, LLC

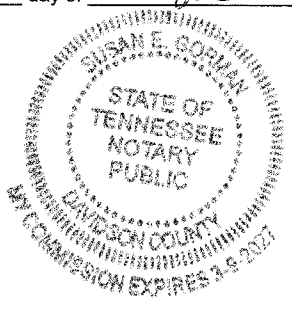
BY: _____
Gary Ealey
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GARY EALEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED MEMBER of JOELTON TC VENTURES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED MEMBER.

Witness my hand and official seal, this the 21st day of August, 2026.

Susan E. Gorman
Notary Public
My Commission Expires: 8/9/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/21/2026** (date of document).

Affiant Signature

Date **8/26/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **26** day of **August**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027