This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Bill Garrett Davidson County
Batch# 46741 DEEDQC
01/10/2018 04:00:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180110-0003526

QUITCLAIM DEED
FOR SEPARATION OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	
Alex Craw	OWNER	Parcel ID
604 Basswood Drive		09104004900
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Alex Craw**, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Alex Craw**, the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

TRACT NO. I

Land in Davidson County, Tennessee, being part of Lot 1 in the subdivision of lot 25 and 26, County land, being a subdivision of the Clifton Plan of record in Book 161, page 169, Register's Office for said County.

Said part of said Lot No. 1 fronts 36 feet on the easterly side of 40th Avenue North and extends back 125 feet on the southerly line and 130 feet on the northerly line, along the southerly margin of Centennial Boulevard to an alley in the rear measuring 6.5 feet.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXLUDED THEREFROM is the following property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 9392, page 778, said Register's Office described as follows:

Beginning at the point of intersection of the existing south margin of John Merritt Boulevard and the existing east margin of 40th Avenue North, said point of intersection being 30.43 feet right of John Merritt Boulevard proposed centerline station 53 + 84.84; thence with said existing south margin easterly 129 feet more or less to a point; thence with the existing west margin of an alley southerly 6 feet more or less to a point; thence with the proposed south margin of John Merritt Boulevard south 73 29' 39" West 128.53 feet to a point; thence with said existing east margin northerly 6 feet more or less to the point of beginning, containing 708 square feet.

Being the same property conveyed to Haywood Realty Company, a Tennessee Corporation by Warranty Deed from D.E. Mallernee Jr. d/b/a Mallernee Realty Company, dated November 25, 1966, recorded on December 7, 1966, of record in Book 4083, page 546, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9340, page 292, said Register's Office, Suzanne Mallernee Sherrod and Elizabeth Mallernee Jackson, Administrators of the Estate of Mary Long Mallernee conveyed subject property to Suzanne Mallernee Sherrod, Elizabeth Mallernee Jackson, John Mallernee and Mary Jane Mallernee Escrobar, as tenants in common, a one-fourth undivided interest each. (Articles of Termination of Haywood Realty Company is of record in Book 7943, page

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120, and Articles of Dissolution of Haywood Realty Company is of record in Book 7943, page 118, said Register's Office). Suzanne Mallernee Sherrod having since died, leaving Haywood Sherrod and Timothy Sherrod as her only heirs at law.

This unimproved property is known as 0 40th Avenue North, Nashville, Tennessee 37209.

TRACT NO. II

Beginning at a point in the east margin of 40th Avenue North, 35.5 feet south from the south margin of Centennial Boulevard; then easterly 125 feet to a point in the westerly margin of a 12-foot alley, which point is 6.3 feet from the south margin of said Centennial Boulevard; thence with the margin of said alley, southerly 10.5 feet to a point; thence southwesterly 73.1 feet to a point which is 14.5 feet south from the line between Lots 1 and 2; thence westerly, parallel to the line between said Lots 1 and 2; thence westerly, parallel to the line between said Lots 1 and 2; and 14.5 feet south of same, 70.3 feet to the easterly margin of 40th Avenue North; thence with the margin of same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Alex Craw by Quitclaim Deed of record in Instrument No. 20151217-0127093, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1044 40th Avenue North, Nashville, Tennessee 37209.

The purpose for this conveyance is to separate this parcel into a separate tax parcels with separate tax parcel identification numbers.

(This is unimproved property with mailing address of 0 40th Avenue North, Nashville, Tennessee 37209 and improved real property with the mailing address of 1044 40th Avenue North, Nashville, Tennessee 37220)

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 17 day November, 2017.

Alex H. Craw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Alex Craw** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of November, 2017.

NOTARY PUBLIC

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

My Commission Expires: March 3, 2020
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 17 day of November, 2017.

NOTARY PUBLIC

My Commission Expires March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE