Bill Garrett Davidson County
Batch# 64673 DEEDQC
03/02/2018 12:25:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180302-0019905

This Instrument
Prepared By:

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Craddock, Jr.**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Edward Drowns,** a married man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 12 and 13, Block F, Edenwold City Realty Corporation's Subdivision, as shown on plat of record in Plat Book 421, page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Craddock, Jr., by Warranty Deed, from Peggy D. Mathes, Administrator of the Estate of Velna Ragsdale, of record in Instrument No. 20041103-0132185 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 222 Shakespeare Avenue Nashville, TN 37216.

**IN WITNESS WHEREOF**, We have hereunto set out hands on this 29 day of December, 2017.

**Michael Craddock, Jr.**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Michael Craddock, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument on behalf of himself for the purposes therein contained.

Witness my hand and seal this 29 day of December, 2017.

Notary Public

My Commission Expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

2

## AFFIDAVIT OF CONSIDERATION

| Name and Address of Property Owner: | Person or Entity Responsible For Payment of Property Taxes: | Map & Parcel Number of Property Transferred: |
|---|---|---|
| Edward Drowns<br>222 Shakespeare Ave<br>Nashville, TN 37216 | New Owner | Davidson County<br>34-10-31 |

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 29 day of December, 2017.

Notary Public

My Commission Expires:

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022