THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 90169 DEEDQC
05/08/2018 01:50:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180508-0044094

| New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| C&H Properties, LLC<br>604 Basswood Drive<br>Nashville, TN 37209-1663 | Same | 091 04 0 040.00 |

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Alex Craw**, the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **C&H Properties, LLC, a Tennessee limited liability company**, the Grantee, their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No.1 and part of Lot No. 2 on the Map of the subdivision of Lots 25 and 26, being a subdivision of the Clifton Plan, as of record in Book 161, Page 169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description.

Beginning at a point in the east margin of 40th Avenue North, 35.5 feet south from the south margin of Centennial Boulevard; thence 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 Lot 1 and 2; 14.5 feet south of same, 70.3 feet to the easterly margin of 40th Avenue North; thence with the margin of the same, northerly 59 feet to the point of beginning.

Being the same property conveyed to Alex Craw by Final Decree Confirming Sale of record in Instrument No. 20140317-0021958, Register's Office for Davidson County, Tennessee.

Said tract was joined with an adjacent tract to create one tax parcel by Quitclaim Deed of record in Instrument No. 20151217-012093, dated December 16, 2015 and filed on December 17, 2015.

Subject tract was then separated into two separate tax parcels by Quitclaim Deed of record in Instrument No. 20180110-0127093, dated November 17, 2017 and filed on January 10, 2018.

This is unimproved property known as **1044 40th Avenue North, Nashville, TN 37209**.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 6TH day of APRIL, 2018.

Grantor:

Alex Craw

**Alex Craw**

**STATE OF ARIZONA**
**COUNTY OF MARICOPA**

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 Phoenix, Arizona, this 6 day of April, 2018.

**NOTARY PUBLIC**

My Commission Expires: February 16, 2021

GUADALUPE PEREZ
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
February 16, 2021

**STATE OF ARIZONA**
**COUNTY OF MARICOPA**

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

Alex Craw

**Affiant**

Subscribed and sworn to before me this 6 day of April, 2018.

**NOTARY PUBLIC**

My Commission Expires February 16, 2021

GUADALUPE PEREZ
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
February 16, 2021