Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
R. Houston Akin, Esq.
Law Office of Akin Maloney
2818 Bransford Avenue
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 224798 DEEDQC
05/02/2019 11:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190502-0040840

Address New Owner(s)
3674 Richbriar Circle
Nashville, TN 37211

Send Tax Bills To:
SAME

Map & Parcel No.:
147.04.0.125.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **John Leonard Craver** ("Grantor") hereby quitclaim and convey unto **John Leonard Craver and Anna Bryant Craver, a married couple, as Joint Tenants with Right of Survivorship** ("Grantees"), their heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the southerly part of Lot 297 on the Plan of Hillsbrook Estates, section 5, as of recorded in Book 3700, page 73, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly terminus of Richbriar Circle at the common front corner of Lots Nos. 297 and 296; thence with the line between said lots northwestwardly 111.6 feet more or less to the south line of part of said lot conveyed to Metropolitan Government of Nashville, by Instrument of record in Book 4099, page 429, said Register's Office; thence with south line north 62 deg. 32 min. E 140.8 feet more or less to a point; thence North 68 deg. 15 min. E 38.9 feet, more or less to the line between Lot Nos. 297 and 298 in said plan; thence with said dividing line southwesterly 184.6 feet more or less to a point in the northerly margin of the terminus of Richbriar Circle at the beginning of a curve to the left having a radius of 50 feet; thence with the curve of said terminus, northwesterly 41.29 feet to the point of beginning.

Being the same property conveyed to John Leonard Craver by Warranty Deed from Joel Jiminez and wife, Rachel Beyeler, on June 30, 2008, of record in Instrument No. 20080702-0068114, Register's Office for Davidson County, Tennessee.

This is improved property known as 3674 Richbriar Circle, Nashville, TN 37211

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has (Grantors have) caused this instrument to be executed on this 24th day of April, **2019.**

John Leonard Craver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2019, before me, the undersigned, personally appeared **John Leonard Craver,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 9/20/2022
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
AFFIANT

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 24th day of April, 2019.

_____ My Commission Expires: 9/20/2022
NOTARY PUBLIC

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic** version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 7/8/19
Notary's Signature

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY