Karen Johnson Davidson County
Batch# 264149 DEEDQC
07/30/2019 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190730-0074972

QUITCLAIM DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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 24 DAY OF July, 2019.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
Crafton Properties LLC (Name)	**Capstar Bank** (Name)	092-10-0F-006.00-CO
627 27th Ave. N. (Address)	**2002 Richard Jones Rd. Ste. 300A** (Address)	
Nashville, TN 37209	**Nashville, TN 37215**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Tyler N. Crafton and Tracy Crafton, husband and wife,** hereinafter referred to as Grantors, hereby quitclaim to **Crafton Properties, LLC, a Georgia Limited Liability Company,** hereinafter referred to as Grantee, its heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Being Unit 6 on the Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170523-0051197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of property.

Being the same property conveyed to Tyler N. Crafton, a married man, by Warranty Deed from Mailbox Money, LLC, a Tennessee Limited Liability Company, dated July 17, 2019 and recorded on July 19, 2019, in Instrument No. 20190719-0070888, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tyler N. Crafton and Tracy Crafton, husband and wife, by Warranty Deed from Tyler N. Crafton, dated July 24, 2019 and recorded on July 30th, 2019, in Instrument No. 20190729001 74408, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

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This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 627 27th Ave. N., Nashville, TN 37209

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 24th of July, 2019.

Tyler N. Crafton

Tracy Crafton

STATE OF Georgia)
COUNTY OF Cherokee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler N. Crafton and Tracy Crafton, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 24 day of July, 2019.

NOTARY PUBLIC

My commission expires:

C DANIEL CALLAHAN NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 29, 2019 GWINNETT COUNTY, GEORGIA

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)