Karen Johnson Davidson County
Batch# 457557 DEEDQC
08/14/2020 03:13:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200814-0091547

This Instrument was Prepared by
James Whitten
400 Herron Drive
Unit 207
Nashville, TN 37210

Mail Tax Notice To:
James Whitten & John Craven (New Owners)
400 Herron Drive
Unit 207
Nashville, TN 37210

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 14 day of August, 2020, by and between **James Andrew Whitten**, party of the first part of Davidson County, Tennessee, and **John Andrew Craven**, party of the second part of Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ten dollars ($10), the receipt of which is hereby acknowledged, the undersigned, **James Andrew Whitten** ("Grantor"), a single man, hereby sells, remises, releases, conveys, and forever quit claims unto **John Andrew Craven**, a single man, and **James Andrew Whitten**, a single man, as Joint Tenants with the Right of Survivorship (hereinafter known as the "Grantees") all the rights, title interest, and claim in or to the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit 207 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No.20170616-0060696 and 20180530-0051643, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Alloy, LLC, a Tennessee limited liability company, by Special Warranty Deed from LVH2, LLC, a Tennessee limited liability company, recorded November 23, 2016 in Instrument No. 20161123-0123974; further being part of the same property conveyed to LVH2, LLC, a Tennessee limited liability company, by Quitclaim Deed to Consolidate Map and Parcels, from LVH2, LLC, a Tennessee limited company, recorded May 18, 2016 in Instrument No. 20160518-0049712 and further being part of the same property conveyed to LVH2, LLC, a Tennessee limited liability company by Warranty Deed from Heavy and Specialized Haulers, Inc., a Tennessee corporation, recorded March 23, 2015 in Instrument No. 20150323-0024528, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A Whitten, a single man by Warranty Deed recorded 7/6/2018, as instrument No. 2018706-0065506, in Register's Office for Davidson, Stte of Tennessee.

This conveyance is subject to:

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, Page 169, of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument 20171127-0120866, Register's Office for Davidson County, Tennessee.

Subject to Charter Right-of-Way of Louisville and Nashville Railroad Co.

Any and all existing easements and restrictions shown of record not stated herein.

This is improved property known as: 400 Herron Drive #207. Nashville, Tennessee 37210.

Parcel: 105-12-0-B-26.00C)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Deed was prepared without a title property search or title opinion.
This conveyance is made pursuant to T.C.A. § 67-4-409(a)(3)(E)

IN TESTIMONY WHEREOF I/We have executed this instrument the 14 day of August, 2020

James Andrew Whitten

John Andrew Craven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and State, the within named **James Andrew Whitten**, the Grantor, and **John Andrew Craven**, the Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the foregoing instrument (QUITCLAIM DEED) for the purpose therein contained.

WITNESSS MY HAND and official seal at office in Nashville, Tennessee, this 14 day of August, 2020.

NOTARY PUBLIC

My commission expires: May 09, 2023

MARCIA N. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For Recording Purposes Only

We, **John Andrew Craven** and **James Andrew Whitten**, hereby swear or affirm that to the best of affiants' knowledge, information, and belief, the actual consideration for this transfer, $10.00, was exchanged, cash in hand, from the grantee to the grantor.

James Andrew Whitten

John Andrew Craven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN before me, this 14 day of August, 2020.

NOTARY PUBLIC

My commission expires: May 09, 2023

