Karen Johnson Davidson County
Batch# 784444 DEEDQC
01/04/2022 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220104-0001369

PREPARED BY/RETURN TO:
Todd Jackson Law, PC
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bill Crutchfield and Leah Cru thfield PO Box 3431 Brentw ood, TN 37024	New Owner
MAP PARCEL 146 -16 - 0 – 139.00	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, 407 Landon, LLC, by these presents quitclaims and conveys unto Bill Crutchfield and wife Leah Crutchfield, their heirs and assigns, all of its rights, title, and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO

Being the same property conveyed to 407 Landon, LLC by Warranty Deed from Michael Edward Cunningham, a married man, dated July 30, 2021, of record in Instrument 20210730-0103053, Register's Office for Davidson County, Tennessee.

This is improved property known as 407 Landon Drive, Nashville, Tennessee 37220

WITNESS MY HAND on this the 29th day of December, 2021.

407 LANDON, LLC
By: Safe Harbor Property Exchange, Inc.,
Its: Sole Member

By: _____
M. Todd Jackson, President

STATE OF TENNESSEE CO UNTY OF DAVIDSON

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named M .Todd Jackson, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he is President of Safe Harbor Property Exchange, Inc., Sole Mem ber of 407 Landon, LLC, and that he executed the foregoing instrument for the purposes therein contained as his own free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th day of Decem ber, 2021.

My com mission expires:

Notary Public (Seal)

LATRISHA MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 2, 2024

STATE OF TENNESSEE CO UNTY OF DAV DSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 29th day of Decem ber, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 29th day of Decem ber, 2021.

My com mission expires:

Notary Public (Seal)

LATRISHA MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 2, 2024

EXHIBIT "A"

A tract of land in the 6th Civil District of Davidson County, Tennessee, being part of the lands of Geo. W. Hogan, as shown on plan of record in Plan Book 1, Page 80, of the Chancery Court of Nashville, and designated as Tract "A" on a survey made August 21, 1953, by W. W. Turner Company Engineers, as follows:

The Beginning point is located as follows: BEGINNING at a concrete monument at the northeast corner of Lot 38 on the Map of Brentwood Hal, Section III, as of record in Book 2133, Page 14, Register's Office of said County, in the south line of Landon Drive as shown on said plan; thence with the proposed extension of Landon Drive, South 84° 20' East 82 feet and continuing easterly along a curve having a radius of 835 feet, a distance of 315 feet to an iron pin, this being the point of BEGINNING; thence along the south margin of Landon Drive, as proposed to be extended, as follows: North 66° 20' East 67 feet; Northeasterly, along a curve having a radius of 325 feet, a distance of 170 feet to a point; thence Easterly along a curve, 35 feet to a point on the southerly margin of Manley Drive, as proposed to be extended; thence along said Drive, South 62° East 95 feet and continuing with the same southeasterly 60 feet to a point; thence leaving said Drive, South 23° 35' West 119 feet; South 15° 33' East 129 feet; and South 10° 12' East 150 feet to the north margin of Rochelle Drive, as proposed to be located; thence with the margin of said Rochelle Drive, as proposed, South 79° 48' West 310 feet to a point; thence leaving said Drive, North 10° 12' West 188.3 feet to a point, and North 13° 28' West 185.9 feet to the point of beginning, containing 3.1 acres more or less.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED from this conveyance are the tracts of land as follows:

Tract I: Land in Davidson County, Tennessee, being the southeasterly part of "Tract A" on the Map of Brentwood Hall Section 5, as of record in Book 2133, Page 127, Register's Office of Davidson County, Tennessee, described as follows: BEGINNING at a point in the northerly margin of Rochelle Drive, at the southeasterly corner of "Tract A", on said plan, said point also being the southwesterly corner of Lot No. 129; thence with the northerly margin of Rochelle Drive, South 79 degrees 48 minutes West 150 feet to a point; thence North 10 degrees 12 minutes West 122.3 feet to a point; thence North 69 degrees 8 minutes East 151.5 feet to a point; thence South 10 degrees 12 minutes East 141.12 feet along the westerly line of Lot 129 to the point of beginning, and containing .45 acre, more or less.

Tract II: That portion of land conveyed to Michael Stapp in Instrument No. 20171109-0115641, described as follows: Beginning at an iron rod (old) on the northerly margin of Rochelle Drive, said rod being the southeast corner of "Tract A", described in Instrument No. 20170406-0033929, Register's Office of Davidson County, Tennessee, and being S 79°48'00"W, 150.60 feet from an iron rod (old) at the southwest corner of Lot 129, Plan of Brentwood Hall (Book 2133, Page 127); thence with said northerly margin S 79° 48' 00" W, 14.40 feet; thence leaving said northerly margin, N 09° 41'23" W 121.85 feet to a point; thence N 73°07'22" E 14.51 feet to an iron rod (old), at the northwest corner of "Tract A", described in Instrument No. 20170406-0033929, said Register's Office; thence with the easterly line of said part of "Tract A", S 09° 41'23" E 123.54 feet to the point of beginning, containing 1766.38 sf or 0.04 acre more or less.

Certificate of Authenticity

I, Susan Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/29/21 (date).

Susan Jackson

12/29/2021
Date

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me Leah Turner, a Notary Public of said county and state Susan Jackson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2024

Notary's Seal