Karen Johnson Davidson County
Batch# 786980 DEEDQC
01/11/2022 10:00:12 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220111-0003235

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
11 Day of January, 2021.
Deputy Register

RECORDING REQUESTED BY:
Rosalind Alexander

INSTRUMENT PREPARED BY:
Jerry L. Teal, Sr.
185 Deer Park Ct.
Manchester, Tennessee 37355

RETURN DEED TO:
Rosalind Alexander
236 Highfield Drive
Murfreesboro, Tennessee, 37128

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Rosalind Alexander
236 Highfield Drive
Murfreesboro, Tennessee, 37128

Tax Parcel ID/APN # PAR 16 TEAL & SHUMATE PROPERTY
Prior Instrument Reference: of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of January 11, 2022 by and between the **"Grantor,"**

Jerry L. Teal, Sr., an unmarried individual residing at 185 Deer Park Ct., Manchester, Tennessee 37355

AND the **"Grantee,"**

Rosalind Alexander, a married individual residing at 236 Highfield Drive, Murfreesboro, Tennessee 37128

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and

Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 464 Craighead Street, Nashville, Tennessee 37204

Legal description(s) attached separately.

Subject to the following encumbrances and/or other restrictions:

1. The property has a first mortgage of $1.6 million with First Bank of Tennessee

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 1-11-2022 (date).

Grantor (or authorized agent)

x/ _____

Print Name: Jerry Teal

Grantee's Spouse (or authorized agent)

I, Paul Alexander (name of Rosalind Alexander's spouse), residing at 236 Highfield Drive Murfreesboro, TN 37128, acknowledging that my spouse is receiving the title hereunder as a sole owner, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.

x/ _____

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF RUTHERFORD

On Jan. 11, 2022 before me, Barbara D. Austin, personally appeared **Jerry L. Teal, Sr.**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 03.17.2024

Barbara D Austin
Notary Public, Tennessee



NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF RUTHERFORD

On Jan. 11th 2022 before me, Sharon Rivers, personally appeared **Rosalind Alexander's spouse,** Paul Alexander, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 8-19-2024

Sharon Rivers
Notary Public, Tennessee

SHARON RIVERS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2024
RUTHERFORD COUNTY

Exhibit A

Davidson County parcel:

Map\Parcel: 105-15-0-016.00

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of W. W. Berry, as of record in Book 421, Page 26, Register's Office for Davidson County, Tennessee, and described according to a survey made by Ragan-Smith-Murphy Associates, Inc. dated November 4, 1988, as follows:

Beginning at an iron pin set at the intersection of the northerly right-of-way line of Craighead Street and the easterly line of that parcel of land conveyed to Thomas Scott, Trustee, for R. C. Matthews Contractor, Inc. of record in Book 5764, Page 226, said Register's Office, thence with said easterly line of Scott, Trustee, N 05° 21' 06" B (N 05° 11' E by deed) 254.44 feet to an iron pin set in the southeasterly line of that parcel of land conveyed to Charles W. Hawkins Company, Inc., of record in Book 6830, Page 592, said Register's Office; thence with the said southeasterly line of Hawkins Company N 51° 45' 25" E 331.71 feet (N 51° 31.' E 329.9 feet by deed) to an iron pin set in a common line of that parcel of land conveyed to Robert A. Shumate of record in Book 6590, Page 516, said Register's Office; thence with the said line of Shumate S 79° 32' 01° E (S 79° 20' E by deed) 158.00 feet to an iron pin set; thence continuing with the said line of Shumate S 22° 18' 59° N 484.91 feet (S 22° 31' N 476.4 feet: by deed) to an iron pin set in the northerly right-of-way line of Craighead Street; thence with the said northerly right-of-way N 85° 49' 43° N 256.17 feet (N 87° 36' W 254.28 feet by deed) to the point of beginning and containing 2.968 acres (2.915 acres by deed), more or less.

Also included with this parcel is:

Land in Davidson County, Tennessee, being part of Lot No.1 on the Plan of W.W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, and being a part of the Teal & Shumate Property, a plan of which is of record in Book 7900, page 577, said Register's Office (being identified therein as "Exhibit C") and described more particularly according to the said plan of the Teal & Shumate Property prepared by The Harpeth Group, Inc., P.O. Box 3668, Brentwood, TN 37027 dated August 18, 1992, as follows:

Beginning at an iron pin on the northerly margin of Craighead Street, being the southwesterly corner of the property conveyed to Robert A. Shumate and wife, Beulah Shumate of record in Book 9114, page 707, Register's Office for Davidson County, Tennessee and the southeasterly corner of the property conveyed to Cellux Converters, Inc., a Tennessee corporation of record in Book 9123, page 978, said Register's Office; thence with the common line between the said properties, N 22 deg. 25 min. 02 sec. W 406.75 feet to an iron pin; thence leaving said common line S 61 deg. 18 min. 37 sec. E 57.00 feet to an iron pin in the westerly line of the property conveyed to Dominion Asset Management In TN., Inc., of record in Book 8428, page 315, said Register's Office; thence with the said common line of the Dominion Asset Management property, S 32 deg. 26 min. 25 sec. W 56.34 feet to a point; thence S 23 deg. 04 min. 33 sec. W 227.48 feet to a point; thence S 08 deg. 20 min. 40 sec. W 95.77 feet to a point in the northerly margin of Craighead Street; thence along said margin and leaving the said common line with the Dominion Asset Management In TN., Inc.

property N 87 deg. 39 min. 42 sec. W 71.90 feet to the point of beginning, containing 0.4461 acres, more or less.

But excluded from this parcel is:

Land in Davidson County, Tennessee, being part of Lot No.1 on the Plan of W.W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, and being a part of the Teal 6 Shumate Property, a plan of which is of record in Book 7900, page 577, said Register's Office (being identified therein as "Exhibit A-B") and described more particularly according to the said plan of the Teal & Shumate Property prepared by The Harpeth Group, Inc., P.O. Box 3668, Brentwood, TN 37027 dated August 18, 1992, as follows:

Beginning at point, being the northwest corner of the property conveyed to Cellux Converters, Inc. a Tennessee corporation in Book 9123, page 978, Register's Office for Davidson County, Tennessee, and being on the common line with the property conveyed to Robert A. Shumate and wife, Beulah Shumate in 9114, page 707, said Register's Office, and on the southeasterly line of the property conveyed to Charles W. Hawkins, III, Trustee in Book 6830, page 592, said Register's Office, and being the northwest corner of the property described herein; thence with the common line of the Shumate property, S 81 deg. 07 min. 35 sec. E 158.00 feet to an iron pin; thence continuing with the said line of Shumate S 22 deg. 25 min. 02 Sec W 69.65 feet to an iron pin; thence leaving said common line of the Shumate property N 61 dog. 18 min. 37 sec. N 162.77 feet to an iron pin in the common line of the said Hawkins property; thence with said common line N 51 deg. 15 min. 50 sec. E 16.97 feet to the point of beginning, containing 0.1521 acres, more or less.

All the above is generally known as:

Land in DAVIDSON County, Tennessee, being Parcel 16 on the Plan of Teal & Shumate Property of record in Plat Book 7900, Page 577, Register's Office for Davidson County, to which reference is hereby made for a more complete description of said property.

For source of original legal description see the Deed from Jerry L. Teal to Cellux Converters, Inc., of record in Book 9123, page 978 Davidson County Register of Deeds; for source of included and excluded sections see the "swap" Deeds between Cellux Converters, inc. and Robert A. Shumate and wife Beulah Shumate, of record in Book 9564, pages 85 and 89 Davidson County Register of Deeds. For platted parcels see Book 7900, page 577 Davidson County Register of Deeds.