Karen Johnson Davidson County
Batch# 795778 DEEDQC
01/26/2022 03:18:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220126-0009595

Prepared By

Name: THOMAS E. LANE JR
Address: 326 HARVARD AVE
NASHVILLE
State: TN Zip Code: 37205

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: THOMAS E. LANE JR.
Address: 326 HARVARD AVE
NASH TN
State: TN Zip Code: 37205

Tax Parcel ID #: 113000197

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
26 Day of January, 2022
, Deputy Register

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

FOR AND IN CONSIDERATION OF the sum of zero dollars ($0.00), cash in hand paid, which is hereby acknowledged, Thomas E. Lane Jr. ("Grantor"), residing at 326 Harvard Ave, County of Davidson, City of Nashville, State of Tennessee, does hereby quitclaim to Thomas E. Lane Jr and Patricia H. Lane (*"Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

* HUSBAND AND WIFE

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever. J.E.L

Grantor's Signature

Thomas E. Lane Jr
Grantor's Name

326 Harvard Ave
Nashville TN 37205
Address

In Witness Whereof,

Witness's Signature
Jessica Olive
Witness's Name
2817 westend Ave Ste 176
Address
Nashville, TN 37203
City, State & Zip

Witness's Signature
Evan Legerton
Witness's Name
2817 westend Ave Ste 176
Address
Nashville, TN 37203
City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Earl Lane Jr whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of January, 2022.

Notary Public

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/2024

2 of 3

SOURCE OF TITLE:
BOOK 9699
PAGE 141

Parcel ID: 11300019700
Address: 8225 Old Charlotte Pike

DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land on the southerly side of Old Charlotte Pike in the 9th District of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the center of Old Charlotte Pike, said point being the northwest corner of the tract herein, and the northeast corner of the Lewis property; thence with the center of said road and a curve to the left having a radius of 1683.49 feet and an arc of 125.59 feet to a point; thence continuing with said road, South 32 deg. 41 min. 40 sec. East 425.64 feet to a point; thence with a curve to the left having a radius of 481.51 and an arc of 53.38 feet to a point in the center of said road, said point being the northeast of the herein described tract; thence leaving said road and severing said property with four new courses and distances according to a survey by Kenneth W. Morton, TN R.L.S. #623, October 22, 1994, as follows: South 75 deg. 36 min. 10 sec. West 99.00 feet to an iron rod (new); South 14 deg. 23 min. 50 sec. East 76.10 feet to an iron rod (new); South 5 deg. 58 min. 35 sec. West 333.60 feet to an iron rod (new); South 13 deg. 36 min. 18 sec. East 1436.00 feet to a 15" dead hickory tree, and being the southeast corner of the tract herein described; thence North 86 deg. 10 min. 29 sec. West 112.94 feet to a 30" oak; thence South 89 deg. 14 min. 19 sec. West 53.85 feet to a 30" oak; thence South 86 deg. 12 min. 43 sec. West 81.03 feet to a 10" oak; thence North 81 deg. 05 min. 03 sec. West 160.19 feet to a 30" red oak; thence North 87 deg. 46 min. 27 sec. West 73.53 feet to a 20" red oak; thence North 75 deg. 29 min. 17 sec. West 107.14 feet to a point by a fence post; thence with a fence line, North 33 deg. 04 min. 55 sec. West 691.80 feet to a red oak; thence North 25 deg. 32 min. 25 sec. West 67.85 feet to a red oak; thence North 19 deg. 36 min. 06 sec. West 92.80 feet to a point; thence North 00 deg. 48 min. 50 sec. West 344.86 feet to a point by a red oak; thence North 22 deg. 57 min. 02 sec. West 131.95

LEGAL DESCRIPTION CONTINUATION

feet to a 30" red oak; thence North 33 deg. 09 min. 25 sec. West 273.97 feet to an oak; thence North 54 deg. 39 min. 43 sec. West 26.97 feet to a point; thence North 80 deg. 43 min. 04 sec. East 8.18 feet to a point; thence North 88 deg. 25 min. 49 sec. East 232.86 feet to a point; thence South 82 deg. 14 min. 01 sec. East 336.39 feet to a point; thence North 07 deg. 31 min. 14 sec. East 886.84 feet to the point of beginning and containing an area of 30.38 acres, more or less.

BEING part of the property conveyed to Harry M. Craddock, Sr., and wife, Emma Pauline Craddock, from Mrs. C. H. Craddock, a widow, H. E. Craddock and wife, Lillian Craddock, J. O. Craddock, an unmarried man, and Mamie Craddock Gourley, by deed of record in Book 2601, page 311, in the Register's Office for Davidson County, Tennessee, and inherited by said Harry M. Craddock, Sr., as one of the heirs-at-law of C. H. Craddock, deceased. The said Harry M. Craddock, Sr. predeceased Emma Pauline Craddock. The said Emma Pauline Craddock has since died testate, and by Will entered in David County Probate Court, Docket No. 94P-1245, appointed Harry M. Craddock, Jr., Executor with authorization to sell said property.

SOURCE OF DESCRIPTION: Survey dated October 22, 1994, made by:
KENNETH W. MORTON, License No. 623
420 British Woods Drive
Nashville, TN 37217