Karen Johnson Davidson County
Batch# 834989 DEEDQC
04/05/2022 02:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220405-0039389

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

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 20th day of February, March, 2022.

Demi Marks
NOTARY PUBLIC
My Commission Expires: 5/7/24

DEMI MARKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

ADDRESS OF NEW OWNER:
Joanna Lee McCracken, Trustee
4904A Tennessee Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
New Owner

Map & Parcel: 78-25
092-13-0-429.00
091-07-0M-003.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Joanna Lee McCracken, married**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Joanna Lee McCracken, Trustee of the Dharma 12 Revocable Trust u/a/d January 21, 2021**, Grantee. Said property conveyed herein is described as follows:

SEE EXHIBIT "A"

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20th day of ~~February~~ March, 2022.

Joanna Lee McCracken

**Said property being for investment purposes only and has never been the marital residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joanna Lee McCracken, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 20th day of March, 2022.

Notary Public Demi Marks

My Commission Expires: 5/7/24

DEMI MARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

EXHIBIT "A"

TRACT 1 (M&P 78-25)

4510 Old Hickory Blvd, Nashville, TN 37218

Land in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, lying on the easterly margin of Old Hickory Boulevard 145' South of Tidwell Hollow Road and being bounded on the north by Smith on the east by Frakes, on the south by Young and on the west by Old Hickory Boulevard and being described according to a mortgage loan inspection by Campbell, McRae & Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) dated 7-26-00 more particularly as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, said point being located S 18 deg. 05' E 145.0 feet from the southerly margin of Tidwell Hollow Road and being the southwest corner of Tract 2 of the Colleen M. Smith land (Book 7625, Page 81, Register's Office for Davidson County, Tennessee); thence leaving said easterly margin, with said Smith N 50 deg. 00' E 1390.5 feet (bearing and distance taken from said Tract 2 description) to a point in the westerly line of Donald M. Frakes (Book 6695, Page 804, said Register's Office); thence with said Frakes southeasterly 130' more or less (calculated distance) to a point at the northeast corner of the C.W. Young land (Book 5209, Page 827, said Register's Office); thence with said Young S 50 deg. 00' W 1412.7 feet (N 50 deg. 00' W by previous description) to a point in said easterly margin of Old Hickory Boulevard; thence with said margin N 18 deg. 05' W 130.0 feet to the point of beginning.

Being the same property conveyed to Joanna L. Reneau from Clarence R. Reneau, by Quitclaim Deed, of record in Instrument No. 20090519-0045652, Register's Office for Davidson County, Tennessee. Joanna L. Reneau and Joanna Lee McCracken being one and the same person.

TRACT 2 (M&P 092-13-0-429.00)

3509 Dakota Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Map of Hortense Place of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joanna Lee McCracken from Richard A. Morris and wife, Lesley A. Morris, by Warranty Deed, of record in Instrument No. 20190911-0091797, Register's Office for Davidson County, Tennessee.

TRACT 3 (M&P 091-07-0M-003.00)

4904A Tennessee Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Nations Park, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et. seq., as amended, Tennessee Code Annotated, as established by Declarations of Covenants, Conditions and Restrictions of Nations Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140502-0037591, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Nations Park, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140502-0037591, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Joanna Lee McCracken, a married woman, from Herman J. Wethington, married, and Thomas Neil Wethington and Kelly Jane Wethington, husband and wife, by Warranty Deed, of record in Instrument No. 20211008-0135711, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 3/20/22.

J. Carlton Drumwright

3/20/22
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 3/20/22.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY