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Karen Johnson Davidson County
Batch# 839664 DEEDQC
04/14/2022 08:45:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220414-0043230

This instrument is prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd/ste200,
Nashville Tennessee 37215

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant:

Subscribed and sworn to before me this 31st **day of** March, **2022.**

Notary Public:

My Commission Expires: 5/5/2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner:
Crocker Heights, LLC
2591 Crocker Springs Road
Goodlettsville, TN 37072

Send Tax Bills To:
SAME

Map-Parcel Numbers:
016 000 23800

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Crocker Heights, LLC, a Tennessee Limited Liability Company**, by these presents does hereby transfer and quitclaim and convey unto **Crocker Heights, LLC, a Tennessee Limited Liability Company,** it's successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, situated West of Crocker Springs Road, being part of the land described in Book 7604, Page 187, said Register's Office, and more particularly described as follows:

BEGINNING at a point in the westerly margin of a 50' right-of-way access easement, the most northeast corner of this tract, an being a corner to Paulette Taylor, as of record in Instrument No. 20210204-0016339, Register's Office, Davidson County, Tennessee; thence with the margin of said Easement for the next three calls:

S 38 deg 57' 07" W. 165.92 to a POINT;

THENCE S 17 deg 37' 11" W, 192.57 TO A POINT;

THENCE S 04 deg 26' 18" W. 257.27 TO A POINT;

THENCE LEAVING MARGIN OF SAID EASEMENT, S 37 deg 25' 52" W, 458.80 TO A POINT;

THENCE N 52 deg 20' 59" W, 359.00 TO A POINT IN TAYLOR'S LINE;

THENCE WITH TAYLOR, N 44 deg 39' 33" E, 1026.64 FEET TO THE POINT OF BEGINNING,

CONTAINING 5.03 ACRES, MORE OR LESS.

Being the same property conveyed to Crocker Heights, LLC, a Tennessee Limited Liability Company by deed dated March 25, 2022 from Betty Jo Tyra of record in Instrument No. 20220404-0038638 Register's Office for Davidson County, Tennessee.

The sole purpose of this conveyance is for the purpose of obtaining a separate Map/Parcel Number from Metro for the 5.03acre tract herein above described.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as: **0 Crocker Springs Road, Whites Creek, Tennessee 37189**

WITNESS my hand this 31ST day of March, **2022.**

Crocker Heights, LLC, a Tennessee Limited Liability Company

By: _____

Lawrence Dowe, Managing Member

State of Tennessee
County of Davidson

Personally appeared before me on 31ST day of MARCH, **2022**, a notary public in and for the state and county aforementioned, **Lawrence Dowe** whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **managing member** of **Crocker Heights, LLC,** and that **he** as such **Managing Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Managing Member.**

Witness my hand and seal this the 31ST day of March, **2022.**

_____
Notary Public

My Commission Expires: 5/5/2025

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN