This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 839967 DEEDQC
04/14/2022 01:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220414-0043608

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 4th day of April, 2022

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Randy Craft & Alex Hopper
314 Tanksley Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Randy Craft & Alex Hopper
314 Tanksley Avenue
Nashville, TN 37211
MAP AND PARCEL NUMBER: 119 13 0 285.00

QUITCLAIM DEED

22NT00469

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Randy Lee Craft, an unmarried person and Susan Craft Small, a married woman, as tenants with the right of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Randy Lee Craft and Alex Hopper, a married couple, joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 51 feet of Lot No. 24 on the Map of Rose V. Tanksley's Subdivision as of record in Book 547, Page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 front 51 feet on the Northerly side of Tanksley Avenue and extends back between parallel lines 153 feet to an alley.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Randy Lee Craft, an unmarried person and Susan Craft Small, a married woman, as tenants with the right of survivorship by Warranty Deed from Karen J. Talley, unmarried as recorded 10/28/2009 in Book NA at Page NA as Document 20091028-0099521.

Commonly Known As: 314 Tanksley Ave., Nashville, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4 day of April, 2022.

Randy Lee Craft

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Randy Lee Craft,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of April, 2022.

Notary Public

My Commission expires: 9 / 2 / 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Alex Hopper

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alex Hopper,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of April, 2022.

Notary Public

My Commission expires: 9 / 2 / 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Susan Craft Smalls

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Susan Craft Smalls,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of April, 2022.

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Keri Bates 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 4-4-22 (date of document).

Keri Bates
Affiant Signature

4-8-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of April, 2022.

Anna Bates
Notary's Signature
My Commission Expires:

(SEAL)

