ADDRESS NEW OWNER:
Constance Marie Ridley Smith
3834 Crouch Drive
Nashville, TN 37207

SEND TAX BILLS TO:
same

MAP-PARCEL NUMBERS:
Map # 59-14
Parcel # 154

Karen Johnson Davidson County
Batch# 871679 DEEDQC
06/15/2022 09:57:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220615-0068210

QUITCLAIM DEED

I, WILLIAM KEITH RIDLEY, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto CONSTANCE MARIE RIDLEY SMITH., in the following tract of land in Davidson County, Tennessee described herein, to wit:

Being Lot No. 188 on the Plan of Haynes Manor, Section I, as of record in Book 3600, page 85, Register's Office for Nashville Davidson County, Tennessee and being more fully described as follows:

Beginning at a point in the northerly margin of Crouch Drive, the common corner of lots Nos. 188 and 189; thence northeasterly along the lines between said lots, 104.7 feet to the common rear corner of Lots Nos.188,189 and 198; thence southeasterly along the line between Lots Nos. 188 and 198, 84.3 feet to s point in the westerly margin of Bontemps Drive ; thence along said margin of said Drive and along a curve southerly 71 feet to the beginning of another curve; thence around said curve 39.27 feet to a point in the northerly margin of Crouch Drive; thence along said margin of said Drive, westerly 57 feet to the point of beginning.

Being the same property conveyed to Cornelius Ridley and Wife, Josephine L. Ridley by deed from James T. McLean and Wife, Carol L. McLean, as of record in Book 3996, page 140 of said Register's Office for Davidson County, Tennessee.

Being, further, the same property conveyed to Josephine L. Ridley by Quit Claim Deed from Cornelius Ridley as of record in Book 6905 Page 299 of said Register's Office of Nashville Davidson County, Tennessee.

Being, further, the same property conveyed by the Last Will and Testament of Josephine L. Ridley, now deceased, to her children and sole heirs at law, Constance Marie Ridley Smith and William Keith Smith. Said last Will and Testament is of record in the Office of the Probate Court Clerk of Nashville/Davidson County, Tennessee. Said Last Will and Testament having been probated and the Estate of Josephine Louise Ridley having been filed and closed under Docket Number 08P-1488 in the Probate Court of Nashville/Davidson County, Tennessee.

Josephine Louise Ridley and Josephine L. Ridley being one in the same person.

This conveyance is made subject to a 10 foot easement for public utilities and drainage, anchor easement, overhang easement, 30 foot building setback line from Crouch Drive, 15 foot building setback line from Bontemps Drive and conditions of Owner's certificate, as shown on plan of record in Book 3600, page 85, Register's Office for Nashville Davidson County Tennessee, and to restrictive covenants contained in an instrument of record in Book 3840, Page 404 Register's Office for Nashville Davidson County, Tennessee.

The aforesaid property is improved and known as 3834 Crouch Drive, Nashville, Tennessee 37207

William Keith Ridley

This instrument prepared by Edward L. Hiland, 525 Country Club Dr. Dickson, TN 37055, (615) 642-7590, Page 1 0f 2. 6/13/22

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Edward L. Hiland a Notary Public in and for the above County and State, the within named WILLIAM KEITH RIDLEY, the bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office, this the 13th day of June, 2022

EDWARD L. HILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Edward L Hiland
NOTARY PUBLIC

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF Davidson)

The consideration for this transfer is none.
This conveyance is made from one heir to the other and is made for the purpose of adjusting property rights between heirs pursuant to a partition suit in the Probate Court of Nashville/Davidson County, Tennessee under docket number 21P-2008.

William Keith Ridley
WILLIAM KEITH RIDLEY

Sworn to and Subscribe before me,
This the 13th day of June, 2022.

EDWARD L. HILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Edward L Hiland
NOTARY PUBLIC
My Commission Expires: 5/5/25