Karen Johnson Davidson County
Batch# 890540 DEEDQC
07/18/2022 02:31:54 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220718-0082132

STATE OF TENNESSEE no money transferred
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
18 Day of July , 2022
P. Calhoun , Deputy Register

RECORDING REQUESTED BY:
Jerry L Teal

INSTRUMENT PREPARED BY:
Jerry L Teal
185 Deer Park Ct.
Manchester, Tennessee, 37355

(Above reserved for official use only)

RETURN DEED TO:
Jerry L Teal
185 Deer Park Ct.
Manchester, Tennessee, 37355

SEND TAX STATEMENTS TO:
Jerry L Teal
185 Deer Park Ct.
Manchester, Tennessee, 37355

Tax Parcel ID/APN # PAR 16 TEAL & SHUMATE PROPERTY
Prior Instrument Reference: of the Recorder of Davidson County, Tennessee
Parcel ID 105150016.00

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of July 18, 2022, by and between the **"Grantor,"**

Rosalind Alexander, a married individual residing at 236 Highfield Dr., Murfreesboro, Tennessee 37128

AND the **"Grantee,"**

Jerry L Teal, an unmarried individual residing at 185 Deer Park Ct., Manchester, Tennessee 37355

FOR VALUABLE CONSIDERATION of the sum of $10.0, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 464 Craighead St., Nashville, Tennessee 37204

Legal Description: Tax Parcel ID/APN #PAR 16 TEAL & SHUMATE PROPERTY

Subject to the following encumbrances and/or other restrictions:

1. The property has a first mortgage of $1.5 million to First Bank of Tennessee

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on July 18, 2022 (date).

Grantor (or authorized agent)
x/ Rosalind Alexander

Print
Name: Rosalind Alexander

Spousal Acknowledgment:
I, Paul Alexander (name of Rosalind Alexander's spouse), residing at 236 Highfield Dr. Murfreesboro, TN 37128, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).
x/ Paul Alexander

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF RUTHERFORD

On 7/18/2022 before me, Robert Russell Jr, personally appeared **Rosalind Alexander and Rosalind Alexander's spouse** Paul Alexander, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 3/03/2022

Robert Russell Jr
Notary Public, Tennessee

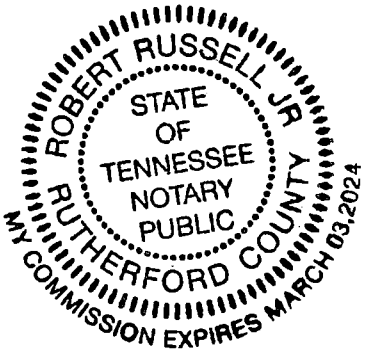


EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of W. W. Berry, as of record in Book 421, Page 26, Register's Office for Davidson County, Tennessee, and described according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 4, 1988, as follows:

Beginning at an iron pin set at the intersection of the northerly right-of-way line of Craighead Street and the easterly line of that parcel of land conveyed to Thomas Scott, Trustee, for R. C. Matthews Contractor, Inc. of record in Book 5764, Page 226, said Register's Office, thence with said easterly line of Scott, Trustee, N 05° 21' 06" E (N 05° 11' E by deed) 254.44 feet to an iron pin set in the southeasterly line of that parcel of land conveyed to Charles W. Hawkins Company, Inc., of record in Book 6830, Page 592, said Register's Office; thence with the said southeasterly line of Hawkins Company N 51° 45' 25" E 331.71 feet (N 51° 31' E 329.9 feet by deed) to an iron pin set in a common line of that parcel of land conveyed to Robert A. Shumate of record in Book 6590, Page 516, said Register's Office; thence with the said line of Shumate S 79° 32' 01" E (S 79° 20' E by deed) 158.00 feet to an iron pin set; thence continuing with the said line of Shumate S 22° 18' 59" W 484.91 feet (S 22° 31' W 476.4 feet by deed) to an iron pin set in the northerly right-of-way line of Craighead Street; thence with the said northerly right-of-way N 85° 49' 43" W 256.17 feet (N 87° 36' W 254.28 feet by deed) to the point of beginning and containing 2.968 acres (2.915 acres by deed), more or less.

Source of title:
#20220111-0003235

470 Craighead St