Karen Johnson Davidson County
Batch# 891745 DEEDQC
07/21/2022 08:39:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220721-0083347

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

Barbara B. Craddock
BARBARA B. CRADDOCK, AFFIANT

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 11/03/2025

Subscribed and sworn to before me, this 15 day of July 2022.

Shelley Mason
NOTARY PUBLIC
My Commission Expires: 11-3-2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BARBARA B. CRADDOCK, TRUSTEE 438 Broadmoor Drive Nashville, TN 37216	New Owner	Map and Parcel No.: 61-6-147

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Barbara B. Craddock, ("Grantor") do hereby quitclaim, transfer and convey unto Barbara B. Craddock, Trustee of the Barbara B. Craddock Revocable Trust, created April 15, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 438 Broadmoor Drive, Nashville, TN 37216, and more particularly described as follows:

Being part of Lot No. 4 on the William Bradford Land, as of record in Book 547, page 91, Register's Office, and also being shown as Lot No. 10, Section XIII, Gra-Mar Acres, not of record, described as follows:

Beginning at a concrete monument in the south margin of Broadmoor Drive, 07' west 220.3 feet to a concrete monument at the common corner of Lots 10 and 15; thence with the line between said lots, north 86°35' west 89.6 feet to the corner of Lots 9 and 10; thence north with the line between said lots, 213.6 feet to a point in the south margin of Broadmoor Drive; thence with the margin of said Drive, north 89°19' east 100.2 feet to the point of beginning.

Being the same property conveyed to Joe Craddock and wife, Barbara B. Craddock, from Margaret V. Yarbrough Stone by Warranty Deed recorded in the Register's Office of said county and state at Book 4610, Page 920. The said Joe Craddock having since died, leaving Barbara B. Craddock as the surviving spouse.

This conveyance is made subject to restrictions of record in Book 3500, page 43, said Register's Office.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15 day of July 2022.

Barbara B. Craddock
Barbara B. Craddock, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Barbara B. Craddock**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of July 2022.

Shelley A. Mason
Notary Public

My Commission Expires: 11-3-2025

