This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $7,000.00.

Madelyn B.
Affiant

Subscribed and sworn bef
10TH day of Novemt

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 940477 DEEDWARR
11/14/2022 09:42:16 AM 2 pgs
Fees: $13.00 Taxes: $25.90

20221114-0120990

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William J. Craig 7107 CRAIG NOLENSVILLE, TN 37135	New Owner	188-00-0 184.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MEEKAHL B. DAVIS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM J. CRAIG, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being land in the 31st Council District of Davidson County, Nashville, Tennessee and being generally located north of Carothers Road and east of Battle Road and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Battle Road at the southwest corner of Metropolitan Government Park Board as of record in Deed Book 5079, page 540, Register's Office for Davidson County, Tennessee, and the northwest corner of the herein described land; thence leaving the easterly right-of-way line of Battle Road with the south line of Metropolitan Government Park Board S 79 deg. 25 min. 24 sec. E a distance of 30.01 feet to a set iron pin; thence with a severance line through said William J. Craig the following calls: S 08 deg. 40 min. 08 sec. W a distance of 705.04 feet to a set iron pin; S 09 deg. 24 min. 43 sec. W a distance of 104.15 feet to a set iron pin on the northerly right-of-way line of Carothers Road; thence with said northerly right-of-way line of Carothers Road the following calls: N 78 deg. 47 min. 22 sec. W a distance of 5.03 feet to an existing iron pin; with a curve turning to the right with an arc length of 39.88 feet, with a radius of 26.10 feet, with a chord bearing of N 34 deg. 20 min. 20 sec. W, with a chord length of 36.11 feet to an existing iron pin on the easterly right-of-way line of said Battle Road; thence with the easterly right-of-way line of said Battle Road the following calls: N 09 deg. 24 min. 43 sec. E a distance of 77.65 feet to an existing iron pin; N 08 deg. 40 min. 08 sec. E a distance of 705.84 feet to an existing iron pin; which is the point of beginning, having an area of 24,132 square feet or 0.55 acres more or less.

Being the same property conveyed to Meekhal B. Davis, by Final Decree Confirming Sale, Case No. 14-305-III dated 08/20/2014 and recorded 09/11/2015 in Instrument No. 20150911-0092654, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Battle Road, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 10th day of November, 2022.

Meekahl B. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Meekahl B. Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY