Karen Johnson Davidson County
Batch# 973269 DEEDQC
02/22/2023 12:38:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230222-0012551

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QUITCLAIM DEED

Property Owner: Alice Cromartie

Parcel Identification No: 081-07-0-405.00

Prepared By: Abraham Cromartie IV
4033 Brandywine Pointe Blvd Old Hickory, Tennessee 37138

After Recording, Return Deed To: Abraham Cromartie IV
1810 Cephas Street Nashville, Tennessee 37208

Mail All Real Estate Tax Statements To: Abraham Cromartie IV
~~1810 Cephas Street Nashville, Tennessee 37208~~ 4033 Brandywine Pointe Blvd
Old Hickory TN 37138

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten Dollars ($10) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Alice Cromartie, a single individual, residing at 1076 Rambling Brook Rd, Nashville, Tennessee, 37218.

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Abraham Cromartie IV, a single individual, residing at 4033 Brandywine Pointe Blvd, Old Hickory, Tennessee, 37138 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being the northerly 37 feet and 4 inches of Lot No. 4 in Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Property, a plan of which is of record in Plan Book 161, Page 174.

Said part of said Lot No. 4 fronts 37 feet and 4 inches on the east side of Cephas Avenue, and extends back eastwardly between parallel lines, 115 to an alley 12 feet wide, and shows 37 feet and 4 inches on said alley.

The instrument constituting the source of Grantor's(s') legal and equitable interests in the foregoing described property was as follows: Being the same property conveyed to the grantors pursuant by court order in Chancery Court from Abraham Cromartie III as of record in Instrumental Number 20150514-0044559, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of February 22 2023.

Grantor's Signature Alice Cromartie Date February 22 2023
Print Name: Alice Cromartie
Address: 1076 Rambling Brook Rd, Nashville, Tennessee, 37218

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alice Cormatie whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 22ND day of February, 2023.

Ina M. Maddix (SEAL)

Notary Public

My Commission Expires: May 7, 2024

INA M. MADDIX STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/07/2024 DAVIDSON COUNTY

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature Alice Cormatie

State of Tennessee

County of Davidson

Subscribed and sworn before me this 22ND day of February, 2023.

Ina M. Maddix

Notary Public

INA M. MADDIX STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/07/2024 DAVIDSON COUNTY