Karen Johnson Davidson County
Batch# 983516 DEEDQC
03/23/2023 08:27:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230323-0020952

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.15.2023

PREPARED BY (AND RETURN TO)

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean B. McCracken, Trustee of the Jean B. McCracken Revocable Trust	New Owner	117-12-53
3420 Belmont Blvd. Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jean B. McCracken, an unmarried woman, ("Grantor")**, does hereby convey, release, and quitclaim unto **Jean B. McCracken, Trustee of the Jean B. McCracken Revocable Trust, dated March 1, 2023 ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

LAND in Davidson County, Tennessee, being Lot No. 9 and part of Lot No. 8 in Block A on the Plan of Clairmont Subdivision of record in Book 974, page 8, Register's Office for said County.

SAID Lot and part of Lot front together 228.82 feet on the northerly side of Woodmont Avenue (now Woodmont Blvd.) and run back between parallel lines 200 feet, with the easterly margin of Belmont Blvd.

BEING the same property conveyed to Alan J. McCracken and wife, Jean B. McCracken, by deed from Glenn Sutton and wife, Lynn A. Sutton, of record in Book 5170, page 58, Register's Office for Davidson County, Tennessee. Alan J. McCracken having died on March 8, 2021.

This conveyance is made subject to an 8-foot easement for public utilities along the northerly and easterly line of Lot No. 9 and along the westerly line of Lot No. 8, a 35-foot building setback line from Woodmont Avenue, a 50-foot building setback line from Belmont Boulevard, and conditions of owner's certificate as shown on

plan of record; restrictive covenants of record in Book 833, page 127; Book 1011, page 308; Book 1003, page 511; Book 1038, page 135; and Book 1072, page 268, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3410 Belmont Blvd., Nashville, TN 37215.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS MY HAND this 1st day of March, 2023.

Jean B. McCracken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of March, 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jean B. McCracken**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Notary Public

Commission expires: 5.15.2023

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY