This instrument prepared by:
MYERS LAW, PLLC
P.O. Box 330382
Nashville, TN 37203
(615) 538-7316

Karen Johnson Davidson County
Batch# 1004711 DEEDQC
05/18/2023 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230518-0037230

This instrument was prepared from information supplied by the parties. MYERS LAW, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
2602 CRESTWOOD ROAD LLC 3860 Lake Aire Drive Nashville, TN 37217	Truist Bank P.O. Box 9201 Coppel, TX 75019	08513002000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Christine A. Pratt, unmarried** ("Grantor") does hereby quitclaim and convey unto the **2602 CRESTWOOD ROAD LLC, a Tennessee limited liability company** ("Grantee"), its successors and/or assigns, all of the Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot 13 on the Plan of Re-Subdivision of Cliffdale, of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Said property is also described as follows:
PART OF LOTS 12 and 13; beginning at an iron rod (old) on the westerly margin of Crestwood Road, as widened (50' wide R.O.W.) at the intersection of said westerly margin and the common boundary line of Lots 13 and 14, Re-Subdivision of Cliffdale (Book 974, page 49 R.O.D.C., TN), Lot 14 being owned by James C. Hailey, Jr (Book 6039, page 404 R.O.D.C., TN), which is the northeast corner of the herein described land; thence with said westerly and then northerly margin South 07 degree, 26 minutes, 11 seconds West 80.67 feet to a point; thence with a curve to the right that has a radius of 75.00 feet, a chord bearing and distance of South 48 degrees, 33 minutes, 46 seconds West 98.66 feet for an arc length of 107.67 feet to a point; thence South 89 degrees, 41 minutes, 21 seconds West 80.01 feet to a point in the easterly margin of a private access road; thence with said easterly margin North 07 degrees, 11 minutes, 15 seconds East, passing the common corner of Lots 12 and 13 of said Cliffdale at 63.74 feet for a total distance of 163.74 feet to an iron rod (new) at the common rear corner of said Lots 13 and 14; thence with the line between said Lots 13 and 14 South 83 degrees, 22 minutes, 05 seconds East 144.88 feet to the point of beginning. The described tract containing 21,521.78 square feet, or 0.49 acres +/-.

And that part of the right of way closed, vacated, and abandoned by metro council ordinance BL-084-344 and described as follows:

Beginning at a point in the westerly margin of Crestwood Road, as widened (50' wide R.O.W.), said point being located South 07 degrees, 26 minutes, 11 seconds West 80.67 feet from the intersection of said westerly margin and the common boundary line of Lots 13 and 14, Re-Subdivision of Cliffdale (Book 974, page 49 R.O.D.C., TN); thence South 07 degrees, 26 minutes, 11 seconds West 66.15 feet to a point; thence with a curve to the right that has a radius of 100.00 feet, a chord bearing and distance of South 69 degrees, 16 minutes, 04 seconds West 69.78 feet for an arc length of 71.28 feet to a point; thence South 89 degrees, 41 minutes, 21 seconds West 83.29 feet to a point in the easterly margin of a private access road; thence with said easterly margin North 07 degrees, 11 minutes, 15 seconds East 25.21 Feet to a point in the Northerly margin of said Crestwood Road; thence with said Northerly Margin North 89 degrees, 41 minutes, 21 seconds East 80.01 feet to a point; thence with a curve to the left that has a radius of 75.0 feet, a chord bearing and distance of North 48 degrees, 33 minutes, and 46 seconds East 98.66 feet for an arc length of 107.67 feet to the point of beginning. The described tract containing 4,048.05 square feet or 0.09 acres +/-.

Including in the above and excluded from this conveyance is the portion conveyed in Instrument No. 20170828-0087967, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Christine A. Pratt by Warranty Deed from Braden J. Stansley and wife, Margaret P. Stansley, of record in Instrument No. 20190702-0064319, Register's Office for Davidson County, Tennessee, dated June 27, 2019.

Being also known as **2602 Crestwood Road, Nashville, TN 37214.**

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

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2023.

GRANTOR:

Christine A. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christine A. Pratt**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of May, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 5/11/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/11/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

