Karen Johnson Davidson County
Batch# 1054039 DEEDQC
09/26/2023 11:39:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230926-0075490

This Instrument Was Prepared By:
B. Anthony Saunders
333 Commerce Street, Suite 1050
Nashville, TN 37201

THIS CONVEYANCE IS EXEMPT FROM THE RECORDATION TAX UNDER T.C.A. SECTION 67-4-409 (a)(3)(A)

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Thomas Christopher Craven and wife, Jody Shawn Craven **2816 Western Hills Drive** **Nashville, TN 37214**	**SAME**	**062-11-0-17.00**

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas Christopher Craven, the "Grantor", for good and valuable consideration, the receipt and sufficiency of which is acknowledged, bargain, sell, quitclaim, transfer, and convey unto Thomas Christopher Craven and wife, Jody Shawn Craven, as tenants by the entirety, the "Grantees", all of Grantor's right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in **Exhibit "A"**, attached and incorporated herein by this reference, the "Property", together with all attendant and appurtenant interests, rights and hereditaments associated therewith for the express purpose of transferring and vesting title to the Property solely in Grantees.

This conveyance is subject to all limitations, restrictions, encumbrances, and other matters of record.

This is improved property known generally as 2816 Western Hills Drive, Nashville, Tennessee, 37214.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25th day of September , 2023.

Thomas Christopher Craven

THOMAS CHRISTOPHER CRAVEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, Thomas Christopher Craven, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2023.

Susanne C. Pugh

Notary Public

My Commission Expires: March 3, 2026

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

1012565033

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot 131 on the Plan of Section III, Sutherland Heights, as of record in Book 2663, page 117 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said lot No. 131 fronts 140 feet on the westerly side of Western Hills Drive and runs back 242.4 feet on the northerly line and 278 feet on the southerly line to a dead line on which it measures 191 feet.

Being the same property conveyed from W. Wayne Leroy, Executor of the Estate of Alice Boyd to Thomas C. Craven and wife, Stephanie K. Craven, by Warranty Deed dated May 3, 2006 of record as Instrument No. 20060504-0051769, Register's Office for Davidson County Tennessee.

Pursuant to a divorce decree styled Thomas Christopher Craven vs. Stephanie Kristin Craven, Docket No. 2011CV1459 in the Circuit Court for Sumner County, Tennessee, said property was conveyed from Stephanie Kristin Craven to Thomas Christopher Craven by Quitclaim Deed dated November 23, 2011, of record in Record Book 3600, page 47, Register's Office for Sumner County, Tennessee and as Instrument No. 20140801-0069133 Register's Office for Davidson County, Tennessee. Thomas C. Craven and Thomas Christopher Craven are one and the same person.

THE PREPARER OF THIS DEED HAS NOT SEARCHED THE TITLE OF THIS PROPERTY AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.