Karen Johnson Davidson County
Batch# 1064778 DEEDQC
10/25/2023 03.45 47 PM 3 pgs
Fees: $17 00 Taxes $0 00
20231025-0083675

This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
THE CRINER FAMILY REVOCABLE TRUST #1 3004 Brightwood Avenue Nashville, TN 37212	Same	117-08-028

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **DAVID H. CRINER and spouse, PATRICIA LEE GUNTER** ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of **THEIR** rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE CRINER FAMILY REVOCABLE TRUST #1**, and their successors, heirs and assigns. The real estate is described as follows:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 19 on the Map of Belmont Terrace Resubdivision, Annex No. 1, as of record in Book 421, page 182, Register's Office for said County, described according to a survey made by D.E. Boner, Surveyor, October 8, 1952, as follows:

BEGINNING on the easterly margin of Brightwood Avenue at the corner of Lots Nos. 18 and 19; thence with the line between said two lots eastwardly 199.6 feet, more or less, to a point 210.4 feet west of the easterly line of said Subdivision; thence southwardly 67.5 feet to the dividing line between Lots Nos. 19 and 20 at a point 217.5 feet west of the easterly line of said subdivision; thence with the line between said two lots westwardly 211.5 feet, more or less, to the easterly margin of Brightwood Avenue; thence with said Avenue northwardly 60 feet to the beginning.

BEING the same property conveyed to David H. Criner and spouse Patricia Lee Gunter, by quitclaim deed, from David H. Criner and spouse Patricia Lee Gunter Criner, of record in Book 9921, Page 397, dated January 3, 1996, recorded on January 10, 1996, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 25th day of October, 2023.

Affiant

Notary Public

My Commission Expires: 03/09/2027

This is improved property, known as3004 Brightwood Avenue, Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 25th day of October, 2023.

DAVID H. CRINER

PATRICIA LEE GUNTER

ADRIENNE P BOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID H. CRINER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of October, 2023.

Notary Public

My Commission Expires: 03/09/2027

ADRIENNE P BOWLING STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/09/2027 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA LEE GUNTER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 25th day of October, 2023.

Notary Public

My Commission Expires: 03/09/2027

ADRIENNE P BOWLING STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/09/2027 DAVIDSON COUNTY

ADRIENNE P BOWLING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY