Karen Johnson Davidson County
Batch # 1090040 DEEDQC
01/09/2024 03:49:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240109-0001965

This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

| New owner: | Send tax bills to: | Tax Map/Parcel No: |
|---|---|---|
| **Alex Charles Craft and Sarah Elizabeth Craft** Trustees of the ALEX AND SARAH CRAFT FAMILY TRUST 3002 Wingate Ave. Nashville, TN 37211 | Alex Charles Craft and Sarah Elizabeth Craft 3002 Wingate Ave. Nashville, TN 37211 | 119-14-0-205.00 |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, Alex Charles Craft and Sarah Elizabeth Craft Grantors, convey and quitclaim to Alex Charles Craft and Sarah Elizabeth Craft as co-Trustees of the **ALEX AND SARAH CRAFT FAMILY TRUST dated the 19th day of December 2023**, Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Map of Tuggle Heights, of record in Book 1130, page 90, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Alex Charles Craft by deed from Shelley D. Schmidt, by deed dated April 11, 2019, of record in Instrument No. 2019-0418-0036008, said Register's Office.

This property is known as 3002 Wingate Avenue, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

**THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.**

**IN WITNESS WHEREOF,** Grantors have caused this instrument to be executed on this 19th day of December 2023.

Alex Charles Craft, Grantor

Sarah Elizabeth Craft, Grantor

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, Notary Public of said County and State, Alex Charles Craft and Sarah Elizabeth Craft, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 19th day of December 2023.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 10/12/24

**I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.**

**Affiant/Grantee**

Subscribed and sworn to before me this 19th day of December 2023.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 10/12/24