Karen Johnson
Batch # 1101322
02/15/2024 08:31:27 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240215-0010439

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Alex Craw PO Box 90680 Nashville, TN 37209	NEW OWNER	080 00 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Alex Craw,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Alex Craw,** the **Grantee** herein, his successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is unimproved real property located at 0 Old Hydes Ferry Pike, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 7TH day of FEBRUARY, 2024.

Alex Craw

[NOTARY SECTION TO FOLLOW]

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal this the 7th day of Feb, 2024.

Notary Public

My Commission Expires: Jan 8, 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7th day of Feb, 2024.

Notary Public

My Commission Expires: Jan 8, 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Being a tract of land in Nashville, the 1st Council District of Davidson County, Tennessee, Being the Alex Craw property as of record in DB-20191203 0124293 Register's Office for Davidson County, Tn and being more particularly described as follows:

Beginning at a ½" Iron Rod capped Elliott in the centerline at the terminus of Hydes Ferry Road (50' ROW), thence with the end of said Hydes Ferry Road South 81 degrees 09 minutes 25 seconds East passing a ½" Iron Rod at 25.32 feet, said Rod being the southwest corner of Lot 1 on the Plan of River Meadows, Section 2 as of record in Plat Book 11700, Page 21 Register's Office for Davidson County, Tn then passing a "Witness" 1/2" Iron Rod capped Elliott at 145.66 feet for a total distance of 233.56 feet to a point on the mean low water line on the west side of the Cumberland River;

Thence with said mean low water line South 12 degrees 07 minutes 42 seconds West for 189.82 feet to a point;

Thence South 10 degrees 20 minutes 32 seconds West for 296.80 feet to a point;

Thence South 13 degrees 25 minutes 44 seconds West for 461.18 feet to a point;

Thence South 23 degrees 22 minutes 24 seconds West for 590.69 feet to a point, said point being the southeast corner of the Metro Gov't property as of record in Deed Book 3428, Page 220 Register's Office for Davidson County, Tn.;

Thence leaving said mean low water line and with the eastern line of said Metro Gov't property North 07 degrees 42 minutes 59 seconds East passing a "Witness" ½" Iron Rod capped Elliott at 634.6 feet for a total distance of 1518.00 feet the Point of Beginning, said tract of land herein described containing 5.401 acres more or less and being according to a boundary survey by Clint Elliott Survey dated 02-19-2020.

Being the same property conveyed to Alex Craw by Warranty deed from Sell Me Dirt, LLC, of record in Instrument No. 20191203-0124293, Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on December 3, 2019, Register's Office for Davidson County, Tennessee.