Box 14

37069-8

Quitclaim Deed

Karen Johnson
Batch # 1107440
03/05/2024 09:26:51 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240305-0015172

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Kimberly Bond
Affiant

Subscribed and sworn to before me this 4th day of March, 2024.

Jessica D. Puckett
Notary Public

My commission expires: Sept. 6th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204-3126

Address New Owner(s) as follows:	Send Tax Bills to:	Map and Parcel Numbers:
Johnny Dale Crawley **526 Brewer Dr.** **Nashville, Tennessee 37211**	**New Owner**	**16103001900**

For and in consideration of the sum of One ($1.00) Dollar paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johnny Dale Crawley**, unmarried, and **Matthew Griffin**, married ("**Grantors**"), do hereby transfer and quitclaim unto **Johnny Dale Crawley**, unmarried, as the holder and owner of a life estate interest for and during the life of Johnny Dale Crawley, and **Matthew Griffin**, married, as the holder and owner of the fee simple remainder interest ("**Grantees**"), their successors, heirs, and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Wilkerson Heights, as of record in Book 2900, page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Said Lot No. 11 fronts 133 feet on the northeasterly side of Brewer Drive and extends back 107 feet on the northwestwardly line and 179.2 feet on the southeasterly line, to a deed line which is a broken line on which it measures 185.1 feet thereon.

Being the same property conveyed to Johnny Dale Crawley, unmarried, and Matthew Griffin, married, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record as Instrument Number 20231229-0100037, in the Register's Office for Davidson County, Tennessee.

This property is known as **526 Brewer Dr., Nashville, Tennessee 37211**.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record. This property has never been the principal residence of Mr. Griffin's spouse.

The purpose of this instrument is to create a life estate with Johnny Dale Crawley as the holder and owner of the life estate interest for and during his life and Matthew Griffin as the holder and owner of the fee simple remainder interest. Matthew Griffin is herby granted all rights and interests in the above-described property, including all remainder interests resulting from the said life estate, excluding only the said life estate retained by Johnny Dale Crawley.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of MARCH, 2024.

Johnny Dale Crawley

Johnny Dale Crawley

Matthew Griffin

Matthew Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Johnny Dale Crawley** and **Matthew Griffin**, with whom I am personally acquainted (or whose identities were proven to me with satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of MARCH 2024.

Jessica D. Puckett

Notary Public
My commission expires: Sept. 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY