RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1153036 DEEDQC
07/01/2024 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240701-0049380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.

Joanne E. Hill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of June, 2024.

Ruth L. Vincent
NOTARY PUBLIC

My commission expires: _____

RUTH L. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don B. Smithson P.O. Box 632 Nolensville, TN 37135	Same as Address of New Owner	188-00-0 184.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR and NO/100 ($1.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **WILLIAM J. CRAIG, A MARRIED MAN,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **DON B SMITHSON, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being land in the 31st Council District of Davidson County, Nashville, Tennessee and being generally located north of Carothers Road and east of Battle Road and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Battle Road at the southwest corner of Metropolitan Government Park Board as of record in Deed Book 5079, page 540, Register's Office for Davidson County, Tennessee, and the northwest corner of the herein described land; thence leaving the easterly right-of-way line of Battle Road with the south line of Metropolitan Government Park Board S 79 deg. 25 min. 24 sec. E a distance of 30.01 feet to a set iron pin; thence with a severance line through said William J. Craig the following calls: S 08 deg. 40 min. 08 sec. W a distance of 705.04 feet to a set iron pin; S 09 deg. 24 min. 43 sec. W a distance of 104.15 feet to a set iron pin on the northerly right-of-way line of Carothers Road; thence with said northerly right-of-way line of Carothers Road the following calls: N 78 deg. 47 min. 22 sec. W a distance of 5.03 feet to an existing iron pin; with a curve turning to the right with an arc length of 39.88 feet, with a radius of 26.10 feet, with a chord bearing of N 34 deg. 20 min. 20 sec. W, with a chord length of 36.11 feet to an existing iron pin on the easterly right-of-way line of said Battle Road; thence with the easterly right-of-way line of said Battle Road the following calls: N 09 deg. 24 min. 43 sec. E a distance of 77.65 feet to an existing iron pin; N 08 deg. 40 min. 08 sec. E a distance of 705.84 feet to an existing iron pin; which is the point of beginning, having an area of 24,132 square feet or 0.55 acres more or less.

Being the same property conveyed to William J Craig, a married man, by Warranty Deed from Meekahl B. Davis, recorded 11/14/2022 in Instrument No. 20221114-0120990, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Battle Road, Antioch, TN 37013

WITNESS MY HAND, this 16th day of June, 2024

Grantor

William J. Craig

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **William J. Craig,** , 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 and seal, this 16th day of June, 2024.

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Notary Public

Gail C. Vincent
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 18, 2024 (date of document).

Jennifer L. Pennell

July 1, 2024

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

