Prepared By:
Jack k. Conatser |
4432 Cleeces Ferry Rd
Nashville, Tn 37218

Karen Johnson Davidson County
Batch # 1182177 DEEDQC
09/16/2024 02:07:48 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240916-0071341

After Recording Return To:

128 Spring Valley Rd

Nashville, TN 37214

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 12, 2024 THE GRANTOR(S),

Jack K. Conatser ("Grantor"), a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Jack K. Conatser, ("Grantee") a single person, residing at 4432 Cleeces Ferry Rd, Nashville, Davidson County, Tennessee 37218

Debra Conatser, ("Grantee") a single person, residing at 128 Spring valley rd, Nashville, Davidson County, Tennessee 37214

as joint tenants with rights of survivorship, the following described real estate, situated in Nashville, in the County of TN, State of Tennessee

The legal description is: See attached *Exhibit A*

Prior instrument reference: 20151207-0123060

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 08900002600

Mail Tax Statements To:
New owners
Debra Conatser

128 Spring Valley Rd

Nashville, Tennessee 37214

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

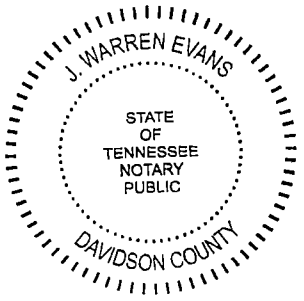
DATED: 9-12-2024

Jack K Conatser

Jack K Conatser
4432 Cleeces Ferry Rd
Nashville, Tennessee, 37218

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 12 day of September, 2024, before me personally appeared Jack K Conatser, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public

Notary Public
Title (and Rank)

My commission expires May 8, 2028

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: _____

4407 Old Hickory Blvd
Nashville TN 37218

EXHIBIT A - Description of Property.

Tract lying and being in the 13th Civil District of Davidson County, State of Tennessee, being a portion of Tract 1 of record in Book 4287, Page 681, Registers Office for said County and being part of Tract 3 on the Plan of the C. H. Walker Farm of record in Book 421, Page 164 and being more particularly described as follows:

Beginning at an iron pin found in the easterly margin of Cleeces Ferry Road, 25 feet east of the centerline of the road, said point being the northwest corner of the property herein described and also being the southwest corner of Lot No. 2 of the Final Plat of "Charles James Hooper, Jr. Lots" of record in Instrument 20040204-0013781, Register's Office for said County. Thence leaving the road and with the southerly line of Lot No. 2 SOUTH 87 DEGREES 23 MINUTES 16 SECONDS EAST 128.13 FEET to an iron pin set in the westerly margin of Old Hickory Boulevard, 30 feet west of the centerline of said road; thence with the westerly margin of Old Hickory Boulevard with a curve to the left with the following characteristics: (delta 27 Degrees 54 Minutes 09 Seconds, arc of 692.97 feet, radius 1422.97 feet, chord bearing of South 04 Degrees 14 Minutes 30 Seconds East 686.14 feet) to an iron pin set in the easterly margin of Cleeces Ferry Road at the intersection of Old Hickory Boulevard; thence with the easterly margin of Cleeces Ferry Road as follows: SOUTH 80 DEGREES 16 MINUTES 44 SECONDS WEST 5.97 FEET to an iron pin set; thence NORTH 68 DEGREES 13 MINUTES 12 SECONDS WEST 4.11 FEET to an iron pin set; thence NORTH 38 DEGREES 45 MINUTES 37 SECONDS WEST 12.65 FEET to an iron pin set; thence NORTH 31 DEGREES 04 MINUTES 13 SECONDS WEST 55.18 FEET to an iron pin set; thence with a curve to the right with the following characteristics (delta 22 degrees 23 minutes 21 seconds, arc of 184.84 feet, radius 473.03 feet, chord bearing North 19 degrees 52 minutes 32 seconds West 183.67 feet to a point; thence NORTH 08 DEGREES 40 MINUTES 52 SECONDS WEST 465.05 FEET to the point of beginning and containing 1.03 Acres, according to a survey by Murray Wall & Company, P.C., Tennessee Registered Land Surveyor No. 1623, 1923 Green Hills Boulevard, Franklin, Tennessee 37067. File No 200407. Survey dated March 9th, 2007.

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 089 00 0 026.00

Current Owner: CONATSER, JACK K.

Mailing Address: 4432 CLEECES FERRY RD NASHVILLE TN 37218

Jurisdiction: 4

Neighborhood: 7101

Location: 4407 OLD HICKORY BLVD NASHVILLE 37218

Land Area: 1.03 ACRES

Most Recent Sale Date: 11/25/2015

Most Recent Sale Price: $0

[redacted]

Tax District: GSD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2024

Land Value: *$18,000*

Improvement Value: $0

Total Appraisal Value: $18,000

Assessment Classification: RURAL

Assessment Land: *$4,500*

Assessment Improvement: $0

Assessment Total: $4,500

LEGAL DESCRIPTION

INT. OLD HICKORY BLVD. & CLEECES FERRY ROAD

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type:	**Rooms:**	**Exterior Wall:**
Year Built:	**Beds:**	**Frame Type:**
Square Footage: 00	**Baths:**	**Story Height:**
Number of Living Units:	**Half Bath:** 0	**Foundation Type:**
Building Grade: -	**Fixtures:** 0	**Roof Cover:** -

Building Condition: Average

*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ Ø.

Debra Conaster
Affiant

Subscribed and sworn before me, this 13 day of September, 2024

Notary

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028