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

Karen Johnson
Batch # 1182177
09/16/2024 02:07:48 PM
Fees: $37.00 Taxes: $0.00
Davidson County
DEEDQC
7 pgs
20240916-0071342

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: 20151207-0123061

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: 07800001000

Mail Tax Statements To:
New owners
Debra Conatser

128 Spring Valley Rd

Nashville, Tennessee 37214

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

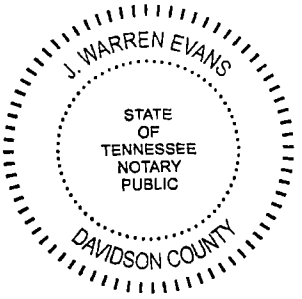
DATED: 9-12-2024

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: _____

4437 Cleeces Ferry Rd Mash TN 37214

Exhibit A

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a found iron pin being the northeast corner of Eller and Olsen Stone Company, Inc. property recorded in Deed Book 4287, page 681, Register's Office of Davidson County, Tennessee and the westerly right of way of Cleeces Ferry; thence N 89 deg. 39 min. 12 sec. West 276.26 feet to an iron pin set; thence N 28 deg. 12 min. 42 sec. East 116.78 feet to a point; thence N 05 deg. 06 min. 07 sec. West 219.92 feet to a point; thence N 40 deg. 38 min. 32 sec. East 255.42 feet to an iron pin set and the Westerly right of way of Cleeces Ferry; then South 08 deg. 09 min. 54 sec. East 522.74 feet along the Westerly right of way of Cleeces Ferry to a found iron pin and being the point of beginning according to a survey by David N. Young, Registered Land Surveyor No. 1562, dated March 14, 2003.

Being part of the same property conveyed to CHARLES JAMES HOOPER, JR., by deed of record in Book 8621, page 546, said Registers' Office. (AS TO TRACT I)

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 078 00 0 010.00

Current Owner: CONATSER, JACK K.

Mailing Address: 4432 CLEECES FERRY RD NASHVILLE TN 37218

Jurisdiction: 4

Neighborhood: 7101

Location: 4437 CLEECES FERRY RD NASHVILLE 37218

Land Area: 1.92 ACRES

Most Recent Sale Date: 11/25/2015

Most Recent Sale Price: $0

Deed Book/Page: [redacted]

Tax District: GSD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2024

Land Value: *$50,100*

Improvement Value: $4,700

Total Appraisal Value: $54,800

Assessment Classification: RURAL

Assessment Land: *$12,525*

Assessment Improvement: $1,175

Assessment Total: $13,700

LEGAL DESCRIPTION

W/S CLEECES FERRY RD. S. OF HYDES FERRY PK.

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type:

Year Built:

Square Footage: 00

Number of Living Units:

Building Grade: -

Building Condition: Average

Rooms:

Beds:

Baths:

Half Bath: 0

Fixtures: 0

Exterior Wall:

Frame Type:

Story Height:

Foundation Type:

Roof Cover: -



*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 $ 0 .

Debra Cowan
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