Karen Johnson Davidson County
Batch # 1224519 DEEDQC
01/08/2025 08:12:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250108-0001506

This instrument was prepared by:
George Craddock
472 Sunliner Dr
Nashville, Tn 37209

Once recorded, return to:
Kenneth Michael Craddock
472 Sunliner Dr
Nashville, Tn 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 00.00
[signature], Affiant
Subscribed and sworn before me this the
8 Day of January, 2025.
[signature], Deputy Register
This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of none US Dollars ($ 00.00) in hand, paid to George Steven Craddock, an unmarried individual with an address of 472 Sunliner Dr, Nashville, Tn 37209 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Kenneth Michael Craddock, an unmarried individual with an address of 472 Sunliner Dr, Nashville Tn 37209 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 09015004500

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Kenneth Michael Craddock

Address: 472 Sunliner Dr, Nashville Tn 37209

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: George Steven Craddock Date: 1-4-2025

Printed Name: George Steven Craddock

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: Terry Cummings Date: 1-4-2025

Printed Name: Terry Cummings

2nd Witness Signature: Semina Globe Date: 1-4-25

Printed Name: Semina Globe

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of DAVIDSON)

On 1/4/2025 before me, ~~GEORGE STEVEN GRADDOCK~~ ALVIN JOHNSON, SR,
personally appeared ~~GEORGE~~ GEORGE STEVEN GRADDOCK,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name ALVIN JOHNSON, SR

My Commission Expires 11/3/2025

ALVIN JOHNSON, SR
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
COUNTY OF DAVIDSON

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee being lot No. 300 on the Plan of Charlotte Park Subdivision, Sectior X, as of record in Book 2900, Page 78, Registers office for Davidson County Tennessee Said lot No, 300 Fronts 70.0 feet on the southeasterly side of Sunliner drive, and extends back 245.5 feet on the south easterly Line, and 216.8 feet on the Northeasterly line in the rear on which it measures a total of 90.0 feet

SOURCE OF TITLE: 20150610-0054764