BOX 10-A

Karen Johnson Davidson County
Batch # 1241762 DEEDQC
02/27/2025 09 41 51 AM 4 pgs
Fees $22 00 Taxes $0 00
20250227-0014507

This Instrument Prepared By:
J Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ryan Driscoll Hannah Driscoll 3814A Moss Rose Drive Nashville, TN 37216	Same	Part of 073 06 0 032.00

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, I, Susan Colley Crowder, do hereby quitclaim and by these presents do transfer and convey any and all of my right, title and interest unto Ryan Driscoll and Hannah Driscoll, land in Davidson County, Tennessee. The party is conveying any interest which she may have in the following property in Davidson County, Tennessee described as follows:

SEE ATTACHED PARCEL B AS SHOWN ON THE ATTACHED EXHIBIT A AND IS FURTHER DESCRIBED ON THE BOUNDARY EXHIBIT ATTACHED HERETO AS EXHIBIT B

This is improved property known as 3814A Moss Rose Drive, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 30 day of January, 2025.

Susan Colley Crowder
Susan Colley Crowder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Colley Crowder,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of January, 2025.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2025.

Notary Public

My Commission Expires: _____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp April 27, 2025
COUNTY OF WILLIAMSON

Exhibit A

PROPERTY DESCRIPTION: PARCEL B

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K Crowe #1979". All bearings are based on NAD '83, Tennessee State Plane.

BEGINNING at an iron pin set on the east right of way of Moss Rose Drive, 25' from center, corner to Jan & Joe Davies (Instrument Number 20131219-0128489);

THENCE, along said east right of way of Moss Rose Drive N 27°54'41" W, a distance of 57.25'to an existing iron pipe, corner to Parcel A of this survey, Susan Crowder property;

THENCE, leaving said east right of way of Moss Rose Drive and along the line of Parcel A for the next 2 calls N 69°51'24" E, a distance of 156.34'to an iron pin set;

THENCE, N 80°13'29" E, a distance of 151 03'to a point on the low water mark of Cumberland River, said point being located N 80°13'29" E, a distance of 28.24' from an iron pin set as reference;

THENCE, along the meanders of said low water mark of Cumberland River for the next 2 calls: S 25°17'35" E, a distance of 57 00'to a point,

THENCE, S 07°47'15" E, a distance of 18.87'to a point, corner to Jan & Joe Davies (Instrument Number 20131219-0128489), said point being located N 78°33'38" E, a distance of 30 00' from an iron pin set as reference,

THENCE, leaving said low water mark of Cumberland River and along Davies' line S 78°33'38" W, a distance of 301.71'to the **POINT OF BEGINNING**, containing 0.51 Acres, more or less, according to a survey prepared under the direct supervision of Kevin David Crowe, TN RLS 1979.

Exhibit B

BOUNDARY EXHIBIT

SUSAN CROWDER PROPERTY

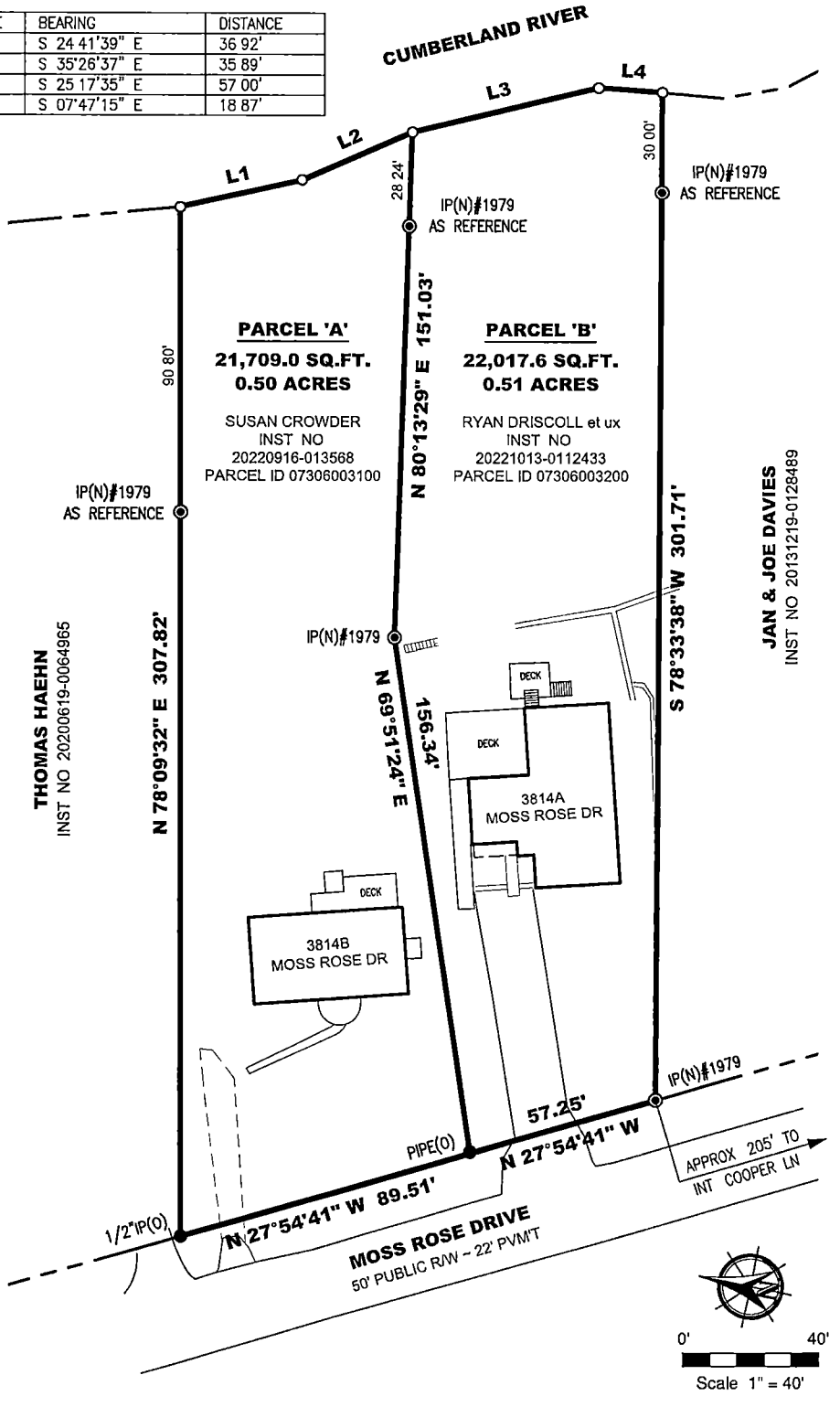
as RECORDED IN INSTRUMENT NO 20220916-013568

RYAN & HANNAH DRISCOLL PROPERTY

as RECORDED IN INSTRUMENT NO 20221013-0112433

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

LINE	BEARING	DISTANCE
L1	S 24 41'39" E	36 92'
L2	S 35'26'37" E	35 89'
L3	S 25 17'35" E	57 00'
L4	S 07'47'15" E	18 87'



SET 5/8" IP, 18" LENGTH, CAP STAMPED 'KCROWE1979'

EXISTING MONUMENT (AS NOTED)

SUBJECT BOUNDARY

ADJOINING BOUNDARY