AFTER RECORDING RETURN TO:
ANDREW GRAHAM CRAIG
615 Gibson Drive
Nashville, TN 37115
File No. R-272199-AFL

Karen Johnson Davidson County
Batch# 1276227 DEEDQC
05/22/2025 08:30:30 AM 6 pgs
Fees: $33.00 Taxes: $240.50
20250522-0040221

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 042-16-0-145

QUITCLAIM DEED

THIS DEED made and entered into on this 4 day of May, 2025, by and between **ANDREW GRAHAM CRAIG, unmarried** and **SHELBY LYNN KELLER, unmarried, who acquired title as husband and wife,** residing at 615 Gibson Drive, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **ANDREW GRAHAM CRAIG, an unmarried man,** residing at 615 Gibson Drive, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of SIXTY-FIVE THOUSAND and NO/100 ($65,000.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 615 Gibson Drive, Nashville, TN 37115

BEING THE SAME PROPERTY CONVEYED TO ANDREW GRAHAM CRAIG AND SHELBY LYNN KELLER, HUSBAND AND WIFE FROM DENISE C. MCCLAIN, UNMARRIED BY DEED DATED NOVEMBER 24, 2020 AND RECORDED ON DECEMBER 15, 2020 IN INSTRUMENT NO. 20201215-0147422.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ANDREW GRAHAM CRAIG

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ANDREW GRAHAM CRAIG** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 4 day of May, 2025.

Notary Public

My Commission expires: 1 5 28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2028
WILSON COUNTY TN

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SHELBY LYNN KELLER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SHELBY LYNN KELLER** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 4 day of May, 20 25.

Notary Public

My Commission expires: 1 5 28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $65,000.00.

Affiant

Print Name: Andrew Graham Craig

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 4 day of May, 2025.

Notary Public

My Commission Expires: 1/28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

Name and address for person(s) responsible for taxes:

ANDREW GRAHAM CRAIG
615 Gibson Drive
Nashville, TN 37115

Name and address of property owner:

ANDREW GRAHAM CRAIG
615 Gibson Drive
Nashville, TN 37115

Tennessee Certification of Electronic Document

I, Kayshaw Sanon, 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 May 4th, 2025 (date of document).

Affiant Signature

05/04/2025
Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 4th day of May, 2025.

Notary Public
My Commission Expires: 12/15/26

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF BLAIR HEIGHTS, SECTION VI OF RECORD IN PLAT BOOK 2331, PAGE 98, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREW GRAHAM CRAIG AND SHELBY LYNN KELLER, HUSBAND AND WIFE FROM DENISE C. MCCLAIN, UNMARRIED BY DEED DATED NOVEMBER 24, 2020 AND RECORDED ON DECEMBER 15, 2020 IN INSTRUMENT NO. 20201215-0147422.

Parcel ID Number: 042-16-0-145

Property commonly known as: 615 Gibson Drive, Nashville, TN 37115