THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1283844 DEEDQC
06/10/2025 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250610-0045597

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.

Sally Richardson Kanaday
SALLY RICHARDSON KANADAY, Affiant

Subscribed and sworn to before me,
this 10th day of June, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
120 Croley Apartments, LLC 11 Burton Hills Blvd, #W-475 Nashville, TN 37215	120 Croley Apartments, LLC 11 Burton Hills Blvd, #W-475 Nashville, TN 37215	Map 90-12 Parcel 268

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, **THOMAS P. KANADAY, JR.**, as to a 47.29% undivided interest as tenant in common, and **SALLY R. KANADAY**, as to a 52.71% undivided interest as tenant in common, (collectively, the "Grantor"), hereby forever quitclaims, releases, and conveys unto **120 CROLEY APARTMENTS, LLC**, a Tennessee limited liability company, (the "Grantee"), all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Land lying in the Twenty-second Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Lots 2 and 3 on the Map of Subdivision of Lot No. 21 of the B.F. Cockrill Farm as of record in Book 332, page 58 in the Register's Office for Davidson County, Tennessee (R.O.D.C.), being more particularly described according to a survey by Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206 dated February 24, 1998, bearing Job No. 98-021 prepared by Paul Sauve, RLS No. 1796 as follows:

Beginning at an existing iron pin located in the easterly right-of-way margin of Croley Drive (a 50- foot right-of-way); said iron pin being the northwesterly property corner of the Milburn A. Goodson and wife, Martha J. Goodson property of record in Book 6252, page 808, R.O.D.C., Tennessee and the southwesterly corner of the herein described tract; thence, following the easterly right-of-way margin of Croley Drive. North 04° 56' 48" East, 131.87 feet to an existing iron pin; thence, leaving said road margin and following the southerly and easterly property lines of James N. Spence and wife, Virginia Lavergne Spence of record in Book 1971, page 515, R.O.D.C., Tennessee, South 84" 06' 12" East, 375.53 feet to an existing iron pin; thence, North 05° 47' 21" East 174.82 feet to an existing iron pin; thence, leaving the Spence Boundary and following the southerly boundary line of Billy Ambrose DeBusk property of record in Book 4048, page 63, R.O.D.C., Tennessee, South 84° 04' 00" East, 300.01 feet to an existing iron pin; thence, following the westerly boundary of Charlotte Park of record in Book 78, page 926, condemned, South 05° 57' 37" West, 307.27 feet to an existing iron pin; thence, leaving said park boundary and following the northerly boundary of Milburn A. Goodson and wife, Martha J. Goodson property of record in Book 6252, page 808, R.O.D.C., Tennessee, North 84° 02' 09" West, a distance of 672.69 feet to the point of beginning, containing 141,491 square feet or 3.248 acres, more or less.

Being the same property conveyed by Alan F. Bachrach, an unmarried man, to Thomas P. Kanaday, Jr., as to a 47.29% undivided interest as tenant in common, and Sally R. Kanaday, as to a 52.71% undivided interest as tenant in common, by deed dated October 7, 2010, of record as Instrument Number 20101008-0081133, in the Register's Office for Davidson County, Tennessee.

The Property is conveyed subject to the following matters:

1. Matters affecting the title that would be disclosed by an accurate and complete land survey of the Property.

2. Matters shown on the Plat of record in Plat Book 332, page 58, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 120 Croley Court (a/k/a 610 Croley Drive), Nashville, Tennessee 37209.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

[Signatures on the following page]

WITNESS my hand this 10th day of June, 2025.

Thomas P. Kanaday, Jr.
THOMAS P. KANADAY, JR.

Sally R. Kanaday
SALLY R. KANADAY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS P. KANADAY, JR.** and wife, **SALLY R. KANADAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath state that they have executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 10th day of June, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 June 10, 2025.

6-10-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10th day of June, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029