Quit Claim Deed

PREPARED BY:
Eric Crafton
6666 Brookmont Terrace, Unit 302
Nashville, TN 37205

RETURN DEED AND MAIL TAX STATEMENTS TO:
Eric Crafton
800 New Jersey Avenue SE
Unit 909
Washington, D.C. 20003

PARCEL ID NUMBER:
Map and Parcel: 072 13 0 458.00

Karen Johnson Davidson County
Batch # 1425164 DEEDQC
05/26/2026 02:36:00 PM 4 pgs
Fees: $23.00 Taxes: $339.66
20260526-0047709

Blank Space Above Line Reserved For Recorder's Use

TENNESSEE QUITCLAIM DEED

COVER PAGE

DATE: **10 December 2024**
PROPERTY ADDRESS: **952 Strouse Avenue D, Nashville, TN 37206**
GRANTOR: **Eric Crafton**

Quit Claim Deed

TENNESSEE QUITCLAIM DEED

(Pursuant to Tenn. Code 66-5-103(2))

State of Tennessee
County of Davidson

THIS QUITCLAIM deed, dated December 10, 2024 is made by and between the Grantor identified as follows:

Name: **Eric Crafton**
Address: 6666 Brookmont Terrace, Unit 302, Nashville, TN 37205
Marital Status: Married

AND the Grantee, identified as follows:

Name: Ashley N. Crafton
Address: 902 East Trinity Lane Nashville, TN 37207
Marital Status: Single (Not Married)

Legal description of the property:

LOT 2 RESUB OF CONSOLIDATION LOT 186 TREVECCA SUB
EXHIBIT A
(Legal Description)

Land in Davidson County, Tennessee, described as follows, to wit:
Being Lot No. 2 on the Final Plat of Re-subdivision of the Consolidation of Lot 186 of Trevecca Subdivision of Renraw of record in Instrument No. 20040527-0062249, Register's Office, Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Eric Crafton, as to a one-half undivided interest by Assumption Warranty Deed from Michael W. O'Neill of record in Instrument Number 20040604-0065922, Register's Office of Davidson County, Tennessee; and further being a part of the same property previously conveyed to Michael W. O'Neill by Quitclaim deed from Eric Crafton of record in Book 11665, Page 556, Register's Office of Davidson County, Tennessee; and further being part of the same property previously conveyed to Michael W. O'Neill and Eric Crafton by deed from United Companies Lending Corporation of record in Book 11442, Page 888, Register's Office of Davidson County, Tennessee.

This is property commonly known as: 952 D Strouse Avenue, Nashville, TN 37206

Quit Claim Deed

Washington, District of Columbia

Parcel Identification Number: Map and Parcel: 072 13 0 458.00

WITNESSETH, that Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid to Grantor by the Grantee, the receipt of which is hereby acknowledged, does quitclaim to the Grantee 75% of Grantor's right, title and interest, and claim in or to the above-described property, which was transferred at a rate of 15% ownership of Grantor's interest per annum for five consecutive years. Transfers began on December 10, 2020. Quitclaim deed to be recorded on or after December 10, 2025.

TOGETHER with the correctly apportioned rights and appurtenances thereto belonging.

IN WITNESS WHEREOF, the Grantor has duly executed this DEED on the day and year first above written.

Signature: Eric W. Crafton
Eric W. Crafton

Subscribed and sworn before me this 23 day of May 2026

Notary

District of Columbia
Signed and sworn to (or affirmed) before me
on 5/23/26 by Eric Crafton
Date Name(s) of Individual(s) making Statement

Signature of Notarial Officer

Title of Office

My commission expires: 01/31/31

Affix Seal

MITCHELL DUPREE JR NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. 1/31/2031

OATH OF CONSIDERATION: (Pursuant to Tenn. Code 67-4-409(a)(1)(F)(l)

State of Tennessee

County of ~~Davidson~~ Cheatham

The actual consideration or value, whichever is greater, for the transfer of real property under the foregoing Quit Claim Deed Instrument is $~~$~~91,800.00 (Ninety ONE thousand eighthundred)

Affiant/Grantee Signature: Ashley Crafton Ashley Crafton

Affiant/Grantee Printed Name: Ashley nicole crafton

Subscribed abd sworn before me this 18th day of May 20 26

Notary

KRYSTAL BRUNSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Exp 7/28/2027