Karen Johnson Davidson County
Batch# 1456869 DEEDQC
08/10/2026 01:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260810-0073546

# QUITCLAIM DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/12/30
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Loreda D. Craighead and Kimberly Johnson | Same as owner | 069-07-0-005.00 |
| (NAME) 4213 Ashland City Highway | (NAME) | |
| (ADDRESS) Nashville, TN 37218 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Loreda D. Craighead, formerly known as Loreda D. Majors** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Loreda D. Craighead and Kimberly Johnson, as joint tenants with rights of survivorship** (the "**Grantees**"), their heirs and assigns, all her right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 4213 Ashland City Highway, Nashville, TN 37218.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 6 day of August, 2026.

**GRANTOR:**

Loreda D. Craighead

Loreda D. Craighead

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Loreda D. Craighead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of August, 2026.




Notary Public

My Commission Expires: 5/12/30

## EXHIBIT "A"

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Gardner Meadows, as of record in Book 2330, Page 44, Register's Office for Davidson County, Tennessee.

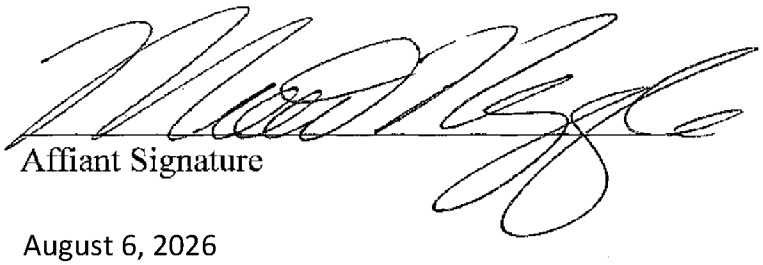
Said Lot No. 2 fronts 117 feet on the southwesterly side of Hydes Ferry Pike, and runs back between parallel lines, 350 feet to a dead line in the rear.

Being the same property conveyed to William H. Allen and wife, Martha M. Allen, by Warranty Deed from K. Gardner and wife, Eleanor Gardner, of record in Book 85, Page 574, in the Register's Office for Davidson County, Tennessee, dated February 6, 1956, and recorded on February 10, 1956.

The said Martha M. Allen, also known as Martha Mae Allen, died on December 19, 1987, leaving William H. Allen as the surviving tenant by the entirety. William H. Allen died on August 26, 2009, testate, devising subject property to Loreda D. Majors, now known as Loreda D. Craighead. See Probate Case 09P1594, Seventh Circuit Court of Davidson County, Tennessee. See also Last Will and Testament of William H. Allen, of record in Instrument No. 20100416-0028947, said Register's Office.

# TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 6, 2026.



Affiant Signature

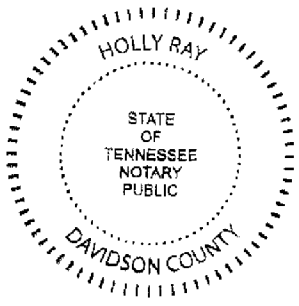
August 6, 2026

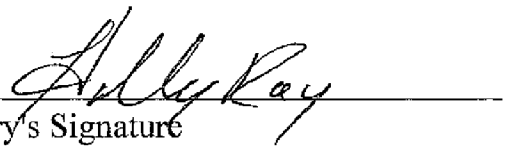
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of August, 2026.



Notary's Signature

My Commission Expires: 03/09/27