

Proposal: 2024M-009AB-001  
Map 119-5  
Council District 16



{N0667703.1}

Nashville Department of Transportation & Multimodal Infrastructure  
750 South 5<sup>th</sup> Street ♦ Nashville, TN 37206 ♦ (615) 862-8750 ♦ [www.nashville.gov/pw](http://www.nashville.gov/pw)

Mandatory Referral Application: PERMANENT *Street / Alley Closure*

\*\*\* Before filing this application, please review checklist on the back of this application. \*\*\*

Mandatory Referral Project No. \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
(Metro Planning staff assigns project #)

Closure Type: Easements:  
☐ Street ☒ Retain utilities  
☒ Alley ☐ Abandon utilities & relocate at applicant's expense

STREET / ALLEY LOCATION: Street Name(s) / Alley Number(s) Northern Section of Alleyway 1881  
Between, "Joyner Ave to North & Ally 1879 to the South."  
Street / Alley Located Between? \_\_\_\_\_

Reason for Closure:  
Alleyway is unimproved and was never constructed. Original Plat dated 1893 for Cumberland Nurseries 1 & 2 originally had lots 5, 6, & 7 fronting Foster Ave with Ally 1881 serving the parcels. Sometime between the year 1893 and the 1940's when they were developed, the parcels were replated to front Joyner Ave and served by A 1879. Since these three parcels front Joyner Ave, and are served by the alley in the rear, we would like to move abandon Alley 1881.

Applicant: \_\_\_\_\_ All correspondence will be mailed to the applicant.

☐ Architect ☐ Engineer ☒ Property Owner ☒ Other: \_\_\_\_\_

Name: Matthew McKinney  
Business: Flooring Guys III  
Address: 468 Craighead St.  
City: Nashville State: TN Zip: 37204  
Phone: 615-975-2318  
Fax: business home business mobile  
E-mail: Matt@LLFlooringcompany.com  
Applicant's Signature: 

Filing Fee (All application fees are non-refundable)	
Street / Alley Closure	\$300.00
Amount paid:	\$ 300
Accepted by:	S CAIN
Date: 11-18-2024	

# SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Nashville Department of Transportation for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

<u>Printed Name &amp; Signature (required)</u>	<u>Address</u>	<u>Phone #</u>	<u>Map</u>	<u>Parcel</u>
 Matthew McKinney	205 Joyner Ave. Nashville, TN 37210	615-337-1952	PT LOTS 5 6 & 7 RESUB LOTS 1 & 2 CUMBERLAND NURSERIES	11905034600
 Leonardo Williams Bohol Trust	209 Joyner Ave Nashville, TN 37210	239-560-0096	LOT 12 & PT 13 RESUB LOTS 1 & 2 CUMBERLAND NURSERIES	11905034500

I, Matthew McKinney hereby attest  
that I have the authority to sign on behalf of the entity below  
and as such am authorized to sign on its behalf regarding  
authorization of the abandonment of Northern section of Alleyway 1881

located between Joyner Ave to the North

and Alleyway 1879 to the South

Legal Name of Business Entity: Flooring Guys II, GP

Business Entity registered in Davidson

County, TN.

Printed Name of Person Authorized to sign

Matthew McKinney

I have read the foregoing Affidavit and it is true and correct.

Signature Matthew McKinney

Print Name Matthew Mckinney

Signature Date 11/08/2024



Christine Hill  
Christine Hill  
11/8/24

- Affidavit must be notarized to be accepted.

I, LEONARDO WILLIAMS hereby attest  
that I have the authority to sign on behalf of the entity below  
and as such am authorized to sign on its behalf regarding  
authorization of the abandonment of Northern section of Alleyway 1881

located between Joyner Ave to the North

and Alleyway 1879 to the South

Legal Name of Business Entity: BOHOL TRUST

Business Entity registered in DAVIDSON

County, TN.

Printed Name of Person Authorized to sign

LEONARDO WILLIAMS

I have read the foregoing Affidavit and it is true and correct.

Signature 

Print Name LEONARDO WILLIAMS

Signature Date SEPTEMBER 28, 2024

STATE OF Tennessee  
COUNTY OF Davidson  
SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 28 DAY OF September, 2024.  
BY Rodrigo Rivas  
Rodrigo Rivas  
NOTARY PUBLIC



Rodrigo Rivas  
Commission Expires  
May 3, 2027

- Affidavit must be notarized to be accepted.

Karen Johnson Davidson County  
Batch# 1202635 DEEDWARR  
11/07/2024 11:23:30 AM 5 pgs  
Fees: \$28.00 Taxes: \$1,110.00  
20241107-0086791

State of Tennessee)  
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is \$300,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2024.

Notary Public:  
My Commission Expires: 9-8-2025



WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner:  The Flooring Guys 2, a Tennessee General Partnership <u>408 Landon Drive</u> <u>Nashville, TN 37220</u>	Send Tax Bills To:  New Owner _____ _____	Map/Parcel Number:  119-05-0-346.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ernestine Crawford, Sheila Braddock, Kimberly Bradford, Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott, Vicky Kelly, Keno Crawford, Sharmayne Crawford, Shermetris Coleman, TyCohyia Clark, Franklin Delano Crawford, Jr, Marilyn Crawford, Roger Crawford, Beverly Johnson, Randolph Moore, Jr., Felitia Majors, Sonya Elothman, William F. Crawford, Earl D. Crawford, Christina Crawford, Quinton Crawford, Clarence Crawford, III, Paul E. Crawford, Alicia Crawford Cooper, Larry J. Crawford, Patricia A. Crawford Malone, Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto The Flooring Guys 2, a Tennessee General Partnership, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the west 50 feet of Lot Nos. 5, 6 and 7, of Block 2, on the Plan of the Subdivision of Blocks 1 and 2 in Cumberland Nurseries as of record in Book 161, Page 35, Register's Office for said County.

Said parts of said lots front 50 feet on the south side of Joyner Avenue and run back between parallel lines along the east margin of the first alley west of Foster Street or Avenue, 150 feet to another alley in the rear.

BEING the same property conveyed to Thomas Crawford and wife, Joe Etta H. Crawford, by Warranty Deed from Laneive K. Cartwright, dated 1/4/1947 and recorded in Book 1431, Page 238, in the Register's Office of Davidson County, Tennessee. The said Thomas Crawford having predeceased Joe Etta H. Crawford on October 3, 1992. The said Joe Etta H. Crawford, also known as Joetta Crawford, having since died, intestate, on or about January 2, 1997, her estate having been probated under Docket No. 97P-1212, in the Probate Court for Davidson County, Tennessee. Pursuant to Affidavit of Heirship recorded 12/18/1998 in Book 11259, Page 510, said Register's Office, subject property became vested in her heirs at law: Thomas Crawford, Jr., Rufus Crawford, Sr, Franklin Crawford, Mary L. Crawford, William F. Crawford, Earl D. Crawford, Clarence Crawford, Paul E. Crawford, John M. Crawford, Larry J. Crawford, Patricia A. Crawford Malone and Kenneth W. Crawford. Also see Affidavits of Heirship of record as Instrument No. \_\_\_\_\_, 202411070086770 \_\_\_\_\_ and Instrument No. \_\_\_\_\_, 202411070086771 \_\_\_\_\_, Register's Office of Davidson County, Tennessee.

The said Thomas Crawford, Jr died on August 27, 2021 leaving the following as his heirs at law: Ernestine Crawford, Sheila Braddock and Kimberly Bradford. See Affidavits of Heirship of record as Instrument No. \_\_\_\_\_, 202411070086772 \_\_\_\_\_ and Instrument No. \_\_\_\_\_, 202411070086773 \_\_\_\_\_, Register's Office of Davidson County, Tennessee.






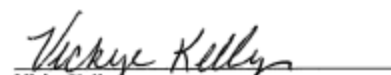
warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4th day of November, 2024.

  
Ernestine Crawford

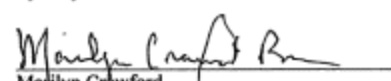
  
Kimberly Bradford

  
Alivia Watson

  
Vicky Kelly

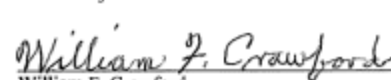
  
Sharmayne Crawford

  
TyConhia Clark

  
Marilyn Crawford

  
Beverly Johnson

  
Felitia Majors

  
William F. Crawford

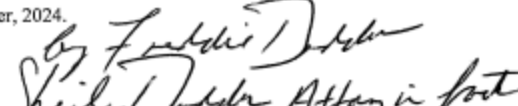
  
Christina Crawford

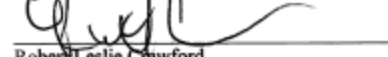
  
Clarence Crawford, III

  
Alicia Crawford Cooper

  
Patricia A. Crawford Malone

  
Kawanda Crawford

  
Sheila Braddock, by Freddie Lee Braddock,  
her Attorney-in-Fact

  
Robert Leslie Crawford

  
Kanethia Faye Elliott

  
Keno Crawford

  
Shermetris Coleman

  
Franklin Delano Crawford, Jr.

  
Roger Crawford

  
Randolph Moore, Jr.

  
Sonya Elnathan

  
Earl D. Crawford

  
Quinton Crawford

  
Paul E. Crawford

  
Larry J. Crawford

  
Kenneth Wayne Crawford, Jr.

  
Sharonda Sharpe

**State of Tennessee)**  
**County of Sumner)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Ernestine Crawford, Kimberly Bradford, Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott, Vicky Kelly, Keno Crawford, Sharmayne Crawford, Shermetris Coleman, TyCohyia Clark, Franklin Delano Crawford, Jr, Marilyn Crawford, Roger Crawford, Beverly Johnson, Randolph Moore, Jr., Felitia Majors, Sonya Elothman, William F. Crawford, Earl D. Crawford, Christina Crawford, Quinton Crawford, Clarence Crawford, III, Paul E. Crawford, Alicia Crawford Cooper, Larry J. Crawford, Patricia A. Crawford Malone, Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe**, the bargainor(s), 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 official seal, this 30<sup>th</sup> day of October, 2024.

Commission Expires: 09/27/26

  
Notary Public: Brenda Huntsman



**State of Tennessee**  
**County of Sumner**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Freddie Lee Braddock**, with whom I am personally acquainted or who proved to me with satisfactory evidence, and who proved himself to be the Attorney in Fact of **Sheila Braddock**, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

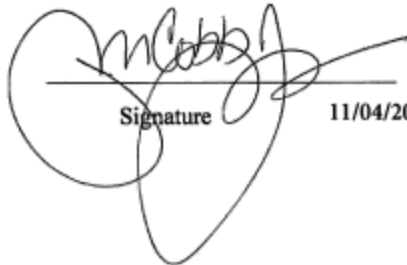
  
Notary Public: Brenda Huntsman

My commission expires: 09/27/26



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on November 4, 2024.

  
Signature 11/04/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 4th day of November, 2024.

  
Notary's Signature

My Commission Expires: 9-8-2025



202411070086791