PREPARED BY:

MICHAEL M. CASTELLARIN
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Bill Garrett Davidson County
Batch# 2183 DEEDQC
09/19/2017 10:41:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20170919-0095746

QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
Don B. Crouch **7257 Bidwell Rd.** **Joelton, TN 37080**	**Same**	**09110002200**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, by these presents I, Jack E. Crouch, Jr. do hereby quitclaim and convey unto Don B. Crouch, his successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Map of the Subdivision of Lots Nos. 39 and 40 on the B. F. Cockrill Farm of record in Book 332, page 41, said Register's Office.

Said Lot No. 67 fronts 72 ½ feet on the south of Mackie Street and runs back between lines 150 feet on the east line and 155 on the west line and the east margin of Sterling Street to an alley in the near on which it measures 32 feet.

Being the same property purportedly conveyed to Donna K. Crouch, Jack E. Crouch Jr., and Don B. Crouch on September 30, 2003 from Jack E. Crouch, (deceased) and Donna K. Crouch by quitclaim deed of record as Document Number 20031016-0153448, Register's Office for Davidson County, Tennessee. Said deed was not signed by Jack E. Crouch, who died on December 3, 2002, and incorrectly stated that Jack E. Crouch was unmarried. Jack E. Crouch was married to Donna K. Crouch at the time of his death.

Being the same property conveyed to Jack E. Crouch on June 28, 1977 from R - F Builders, Inc. by deed of record in Book 5165 Page 99, Registers Office for Davidson County, Tennessee.

Jack E. Crouch died intestate on December 3, 2002 and was survived by his wife, Donna K. Crouch, and two children, Jack E. Crouch, Jr., and Don B. Crouch. No estate was opened for Jack E. Crouch. Title to this property vested in equal shares in the heirs of Jack E. Crouch; being Donna K. Crouch, Jack E. Crouch, Jr., and Don B. Crouch. The Quitclaim deed recorded as Document Number 20031016-0153448 states that Jack E. Crouch (deceased) was "unmarried." That statement is incorrect. Jack E. Crouch was married to Donna K. Crouch at the time of his death.

Donna K. Crouch died intestate, on August 30, 2016, as a single person after being widowed by Jack E. Crouch and never remarried. She was survived by two children, Jack E. Crouch, Jr. and Don B. Crouch. The estate of Donna K. Crouch was opened for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, docket number 17P-499. Jack E. Crouch, Jr. was appointed to serve as administrator of the estate. Title to the share of this property owned by Donna K. Crouch vested in equal shares in her heirs; Jack E. Crouch, Jr., and Don B. Crouch.

Being the same property referenced in the affidavit of inheritance executed by Melissa D. McMillan and recorded as document number 20170919-0095744 in the Register of Deeds Office for Davidson County, Tennessee immediately before the recording of this document and being the same property referenced in the affidavit of inheritance executed by Eric Rucker and recorded as document number 20170919-0095745 in the Register of Deeds Office for Davidson County, Tennessee immediately before the recording of this document.

This property is known as 5929 Mackie Street, Nashville, TN 37209.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of September, 2017.

Jack E. Crouch Jr.

Jack E. Crouch, Jr., individually, and as Administrator
For the Estate of Donna K. Crouch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Clayton Bingaman**, a Notary Public in and for said County and State, the within named, Jack E. Crouch, Jr., individually, and as Administrator for the Estate of Donna K. Crouch, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at Nashville, Tennessee, this 7th **day of** September**, 2017.**

Clay Bingaman

Notary Public

My Commission Expires: 11/03/2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ -0- .

Dan B Crouch Jr.

Affiant

Sworn to and subscribed before me, this the 8th **day of** September**, 2017.**

Laura Foster

Notary Public

My Commission Expires: 12/7/20

LAURA FOSTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES DECEMBER 7, 2020