QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 9551 DEEDQC
10/09/2017 09:43:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171009-0103165

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7/6/20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stanton J. Crabtree	**Same**	
(NAME)	(NAME)	
130 40th Avenue North		**104-01-0-183.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STANTON J. CRABTREE AND CHRISTINA KELLI LYNN PINETTE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **STANTON J. CRABTREE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 35 on the plan of West Grove, as of record in Plat Book 421 , page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to James Leonard Choate, and wife Mai Belle Choate by Deed from Harry V. Hughes and wife, Jamie C. Hughes, dated February 17, 1947 and filed for record in Book 1452, page 137, Register's Office for Davidson County, Tennessee. The said James Leonard Choate, and wife Mai Belle Choate having since died Testate, thereby leaving the property vested in the sole surviving tenant by the entirety, Vicki Choate n/k/a Vicki Pace.

BEING THE SAME PROPERTY CONVEYED TO **STANTON J. CRABTREE AND CHRISTINA KELLI LYNN PINETTE**, BY QUITCLAIMD DEED FROM VICKI PACE, OF RECORD IN INSTRUMENT NUMBER **20040517-0057461**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 11TH DAY OF MAY, 2004.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved** property known as: **130 40th Avenue North, Nashville, TN 37209**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 28 day of Sept., 2017.

Stan Crabtree
Stanton J. Crabtree

CK Pinette
Christina Kelli Lynn Pinette

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stanton J. Crabtree**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of Sept., 2017.

Katherine Vincent
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christina Kelli Lynn Pinette**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of Sept., 2017.

Katherine Vincent
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212