QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 27283 DEEDQC
11/17/2017 10:11:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171117-0118169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2021

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)
Josephine D. Crouch, Melanie V. Crouch, and Valerie Crouch-Cobbs	**New Owner**	
(NAME) **2485 Walker Lane**	(NAME)	07003003900
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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 GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JOSEPHINE D. CROUCH, AND MELANIE V. CROUCH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JOSEPHINE D. CROUCH, MELANIE V. CROUCH, AND VALERIE CROUCH-COBBS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plan of Haynes View Subdivision, as of record in Book 3700, Page 71, Register's Office for said County.

SAID Lot No. 16 fronts 261 feet on the easterly side of Walker Lane, and runs back 95 feet on the southerly line and 219.8 feet on the northerly line, to the rear on which it measures 285 feet thereon.

BEING the same property conveyed to Hubert Branch Crouch, Jr. and wife, Josephine D. Crouch, by deed from Thurman & Stevens Construction Company, Inc. of record in Book 4134, Page 368, Register's Office for Davidson County, Tennessee; THIS property assigned equally as Tenants In Common pursuant to Final Decree of Divorce of record as Instrument No. 20041108-0134337, Register's Office for Davidson County Tennessee.

Following his death, and pursuant to the terms of the Last Will and Testament of Hubert Branch Crouch, Jr., Mr. Crouch's one-half (1/2) interest in said property passed to Gwendolyn Marinelle Crouch Biggerstaff. The same subsequently conveyed her one-half (1/2) interest in said property by Quitclaim Deed to Melanie Victoria Crouch of record in Instrument No. 20050714-0081471, Register's Office for Davidson County Tennessee

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **2485 Walker Lane, Nashville, TN 37207.**

Witness my hand this 14th day of NOVEMBER, 2017

Josephine D. Crouch

Josephine D. Crouch

Melanie Crouch

Melanie V. Crouch

STATE OF Tennessee
COUNTY OF Davidson

On this the 14 day of NOVEMBER, 2017, before me personally appeared Josephine D. Crouch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 day of NOVEMBER, 2017.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 14 day of NOVEMBER, 2017, before me personally appeared Melanie V. Crouch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 day of NOVEMBER, 2017.

Notary Public
My Commission Expires:
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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