THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd, Suite 200
Nashville, TN 37205
(615) 386-9235

Bill Garrett Davidson County
Batch# 124126 DEEDQC
08/02/2018 01:47:47 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180802-0075941

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $ .00

AFFIANT

Subscribed and sworn to before me this 31st day of July 2018.

Notary Public
My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James A. Crossman 4420 Herbert Place Nashville, TN 37215	New Owner	Tract 1 - 097000063.00 Tract 2 - 097000115.00

QUITCLAIM DEED
For
Combination of Two Separate Tax Map Parcels into One Tax Map Parcel

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I,

JAMES A. CROSSMAN, unmarried

by these presents do hereby remise, release and quitclaim unto

JAMES A. CROSSMAN, unmarried

his heirs and assigns, all my right, title and interest in certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described as follows:

SEE EXHIBIT A

Being the same property conveyed to JAMES A. CROSSMAN, MARY CROSSMAN, SHERRY HOWELL and EVERETTE HOWELL as tenants in common, by Special Warranty Deed from PROPERTY DEVELOPMENT, a Tennessee Joint Venture (also known as Property Development Joint Venture), dated October 15, 2003, of record in Instrument No. 20031023-0156722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES A. CROSSMAN and MARY B. CROSSMAN, married, by Warranty Deed from EVERETTE HOWELL and wife, SHERRY HOWELL, dated September 3, 2010, of record in Instrument No. 20100903-0070512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES A. CROSSMAN by Quitclaim Deed from MARY B. CROSSMAN, dated October 15, 2012, of record in Instrument No. 20121016-0094841, Register's Office for Davidson County, Tennessee.

This is improved property known as 5851 (Tract 1) and 5845 (Tract 2) Old Hickory Blvd., Hermitage, Davidson County, Tennessee 37218.

The purpose of this quitclaim is to combine the described tax map parcels into one tax map parcel.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances, and all other matters of record, as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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 hand this 31 day of July 2018.

James A Crossman

JAMES A. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 31st day of July 2018.

David Cook

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

Tract 1

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, described according to a survey of Ragan, Smith, Murphy & Associates, Inc., dated April 24, 1985, as follows:

BEGINNING at an existing iron pin on the west right-of-way line of Old Hickory Boulevard (approximately 105-foot wide street at said point). Said point of beginning is approximately 628 feet, more or less, from the south right-of-way line of Interstate 40. Also being the southeast corner of Priest Lake Center – Section Two as recorded in Plat Book 4595, page 125, Register's Office for Davidson County, Tennessee and proceeding as follows:

With said right-of-way line of Old Hickory Boulevard, South 40 degrees 51 minutes 55 seconds East 19.33 feet to an existing concrete monument. Said point reduces the right-of-way of Old Hickory Boulevard to 60 feet in width; thence still with said right-of-way line, South 40 degrees 31 minutes 36 seconds East 132.79 feet to an existing iron pin. Said point is the northeast corner of C. Hooper Properties, Inc. as of record in Book 5435, page 784, Register's Office for Davidson County, Tennessee. Also being the southeast corner of this tract; thence leaving said right-of-way line and with the common line of Hooper, South 82 degrees 32 minutes 49 seconds West 403.60 feet to an iron pin set. Said point is the southwest corner of this tract. Also being in the line of Robert J. Baltz, Jr. as of record in Book 4893, page 228, Register's Office for Davidson County, Tennessee; thence with the common line of Baltz and this tract and leaving the north property line of Hooper, North 6 degrees 38 minutes 00 seconds West 119.46 feet to an existing concrete monument. Said point is the southwest corner of Priest Lake Center – Section Two and the northwest corner of this tract; thence leaving the east line of Baltz and with the common line of Priest Lake Center – Section Two, North 83 degrees 22 minutes 00 seconds East 300.00 feet to the point of beginning and containing 42,440 square feet or 0.97 of an acre, more or less.

Tract 2

A tract of land located in the 4th Civil District of Nashville, Davidson County, Tennessee, being part of Parcel 112 on Map 97, and all of Parcel 115, on Map 97, as of record in Book 7991, page 601, Register's Office for Davidson County, Tennessee. Parcel 115, also known as reserve parcel "A", Revised Section Two, Priest Lake Center, as of record in Book 4715, page 132, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin located in the westerly margin of Old Hickory Boulevard, 787.5 feet from the centerline of I-40, with said pin being the most southeast corner of the W. Terrance Mays property as recorded in Book 4837, page 468, Register's Office for Davidson County, Tennessee, and the most northeast corner of the property described herein; thence with said margin the following two calls: South 40 degrees 51 minutes 44 seconds East 39.95 feet; 40 degrees 47 minutes 49 seconds East 172.40 feet to a concrete monument; thence leaving said margin the following three calls: South 83 degrees 22 minutes 00 seconds West 299.74 feet; 6 degrees 38 minutes 00 seconds West 4.67 feet; North 20 degrees 02 minutes 36 seconds East 86.93 feet to an iron pin located in the most southeast corner of the W. Terrance

Mays Property above mentioned, and being a southeast corner of the Thomas Baldridge property as of record in Book 7991, page 601, Register's Office for Davidson County, Tennessee; thence North 49 degrees 56 minutes 36 seconds East 169.45 feet to the point of beginning. This property contains 0.698 acres or 30,404.88 square feet according to a survey dated January 16, 1990, and revised on January 30, 1990 and February 19, 1990 by David Bundren, R.L.S., Campbell Surveying Company, Inc., 2424 21st Avenue South, Nashville, Tennessee 37212.

Also being the same property as described in that certain survey prepared by Steven d. Delle, R.L.S. No. 1710, Dale & Associates dated October 14, 2003, and more particularly described as follows:

Beginning at an iron pin situated in the westerly margin of Old Hickory Boulevard, said point also being the northeast corner of the Waterford Landing-Hermitage, LLC property of record in Instrument No. 20020626-0077077, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, South 81 degrees 52 minutes 48 seconds West, a distance of 389.28 feet to an iron rod;

Thence, North 07 degrees 18 minutes 01 seconds West, a distance of 124.13 feet to a concrete monument;

Thence, North 19 degrees 22 minutes 35 seconds East, a distance of 86.95 feet to an iron rod;

Thence, North 49 degrees 03 minutes 15 seconds East, a distance of 171.51 feet to an iron rod situated in the westerly margin of Old Hickory Boulevard;

Thence, along said road, South 40 degrees 58 minutes 30 seconds East, a distance of 213.15 feet to an iron rod;

Thence, along said road, South 41 degrees 32 minutes 03 seconds East, a distance of 19.33 feet to an iron rod;

Thence, along said road, North 48 degrees 48 minutes 22 seconds East, a distance of 10.45 feet to an iron rod;

Thence, along said road, South 41 degrees 11 minutes 37 seconds East, a distance of 124.98 feet to the point of beginning and containing 71,616.099 square feet or 1.644 acres of land.

The legal descriptions of Tracts 1 and 2 are the same as used in the last deed of record.