QUITCLAIM DEED

FROM

Julian D. Smith
Heather Diane Breese
Benjamin Robert Smith
Kathryn Lorraine Smith

TO

Kevin Lee Crabtree

THIS INSTRUMENT PREPARED BY:

L. R. DeMarco
RUTHERFORD & DeMARCO
107 Music City Circle, Suite 106
Nashville, TN 37214
(615) 256-6681

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel:
Kevin Lee Crabtree 421 Emmitt Avenue Madison, TN 37115	SAME	52-5 46 110-69885

Karen Johnson Davidson County
Batch# 203647 DEEDQC
03/08/2019 10:17:34 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190308-0021441

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-

AFFIANT

Subscribed and sworn to before me
this 22nd day of February, 2019.

NOTARY PUBLIC
My Commission Expires: 1-6-20

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, We, Julian Dee Smith, Heather Diane Breese, Benjamin Robert Smith, and Kathryn Lorraine Smith, by these presents do quitclaim and convey unto Kevin Lee Crabtree, all of our right, title and interest in the following tract or parcel of land in Davidson County, Tennessee, to wit:

> A tract of Land in Davidson County, Tennessee, being Lot No. 26 of Block "J" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dinah L. Crabtree by deed from Robert T. Vaughn, Trustee, of record in Book 6529, page 540, Register's Office for Davidson County, Tennessee. Dinah L. Crabtree and Dinah L. Crabtree Smith are one and the same person. Dinah L. Smith Crabtree died intestate on May 13, 2011, and her sole heirs at law were her husband, Julian Dee Smith, and her four (4) adult children, Heather Diane Breese, Kevin Lee Crabtree, Benjamin Robert Smith, and Kathryn Lorraine Smith pursuant to an Affidavit of Inheritance of Real Estate recorded in Instrument Number 20120821-0074996 Register's Office for Davidson County, Tennessee

This is improved property known as 421 Emmitt Avenue, Madison, Tennessee 37115.

WITNESS my hand this 2ND day of MARCH, 2019.

JULIAN D. SMITH

HEATHER DIANE BREESE

BENJAMIN ROBERT SMITH

KATHRYN LORRAINE SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Julian Dee Smith, the Bargainor, 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 2nd day of MARCH, 2019.

EDWARD E. SCALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 11, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Heather Diane Breese, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 2019.

EDWARD E. SCALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 11, 2021

STATE OF ~~GEORGIA~~ TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Benjamin Robert Smith, the Bargainor, 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 2nd day of MARCH, 2019.

NOTARY PUBLIC

My Commission Expires: 1-6-20

L. R. DeMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kathryn Lorraine Smith, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 2019.

EDWARD E. SCALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 11, 2021