THIS INSTRUMENT PREPARED BY:

STEPHANIE J. EDWARDS
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
sedwards@howardmobley.com

Karen Johnson Davidson County
Batch# 219213 DEEDQC
04/17/2019 02:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190417-0035411

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Jamie M. Crowder
AFFIANT

Subscribed and sworn to before me this 12th day of April, 2019.

Notary Public

My Commission Expires:

STEPHANIE J. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 12-07-2020

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.
Lassie McDonald Crowder, Trustee 2822 22nd Ave., South Nashville, TN 37215	-SAME-	117 02 0 196.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Lassie McDonald Crowder, Executor of the Estate of William B. Crowder, deceased (the "decedent"), who died on April 16, 2016, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on May 19, 2016, and recorded under Docket No. 16P-799 in the Seventh Circuit Court Clerk's Office (Probate Division) for said county, hereby releases, remises and quitclaims unto Lassie McDonald

Crowder, Trustee of the Crowder Family Trust under the Will of William B. Crowder, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of April, 2019.

Lassie McDonald Crowder

Lassie McDonald Crowder, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lassie McDonald Crowder, Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2019.

Notary Public My Commission Expires: _____

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lots Nos. 8 and 32 of Block No. 2 on the Plan of Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the westerly side of Valley Road and runs back between parallel lines 160 feet to a dead line.

Said Lot No. 32 fronts 100 feet on the easterly side of 22nd Avenue, South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to William Brown Crowder and Lassie M. Crowder, as tenants in common, by deed from Stephanie J. Edwards, Trustee, of record as Instrument No. 20080214-0014797, Register's Office for Davidson County, Tennessee.

William Brown Crowder subsequently died on April 16, 2016, and devised the subject property to the Crowder Family Trust by Last Will and Testament recorded in the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee, on May 19, 2016 under Docket No. 16P-799.

This is improved property known as 2822 22nd Ave., South, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

