Karen Johnson Davidson County
Batch# 219289 DEEDQC
04/17/2019 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190417-0035527

THIS INSTRUMENT PREPARED BY:

Stephanie J. Edwards
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE.

Lassie M. Crowder
Affiant

Subscribed and sworn to before me 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

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Lassie McDonald Crowder 2822 22nd Ave., South Nashville, TN 37215	SAME	117 02 0 196.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Lassie McDonald Crowder, Trustee of the Crowder Family Trust under the Will of William B. Crowder, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to Lassie McDonald Crowder, does hereby remise, release and quitclaim unto Lassie McDonald Crowder, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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, Trustee of the Crowder Family Trust under the Will of William B. Crowder

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, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand 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 Lassie McDonald Crowder, Trustee of the Crowder Family Trust under the Will of William B. Crowder, by deed from Lassie McDonald Crowder, Executor of the Estate of William B. Crowder, of record as Instrument No. 20190417-0035411, Register's Office for Davidson County, Tennessee.

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)

