Karen Johnson Davidson County
Batch# 304110 DEEDQC
10/22/2019 11:05:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191022-0108144

This Instrument was prepared by:
J. Blake Freeman, Atty.
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT A TITLE SEARCH. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel:10308003700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Crotzer & Finch, LLC, a Tennessee Limited Liability company** does hereby quitclaim and convey unto **Sue B. Crotzer** all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

Attached exhibit A

BEING the same property conveyed to Crotzer & Finch, LLC, a Tennessee Limited Liability company by deed from Sue B. Crotzer of record in instrument 20091120-0107038 at said Register's Office for Davidson County, TN.

This is improved property known as: 106 44th Ave. North, Nashville, TN

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 3 day of Sept, 2019.

Sue B Crotzer
Sue B. Crotzer, managing member

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 **Sue B. Crotzer,** with whom I am personally acquainted (or whose identify was proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the managing member, of **Crotzer & Finch, LLC, a Tennessee Limited Liability Company**, and being authorized to do so, executed the forgoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by themselves as such Managing Member.

Witness my hand and official seal on this the 3 day of Sept, 2019.

J. BLAKE FREEMAN
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Notary Public/My Commission Expires:

My Commission Expires 5/20/2020

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 3 day of Sept 2019.

BLAKE FREEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires

Notary Public
My Commission Expires:

****

NEW OWNER(S)
Sue B. Crotzer
2803 Lealto Ct.
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County and part of the southern half of Block No. 30 on the Map of Sylvan Park, as of record in Book 332, page 104, said Register's Office, described as follows:

Beginning at a point on the easterly margin of 44th Avenue North, formerly Third Street, at a point 150 feet northerly from the northerly margin of Minnesota Avenue, formerly Murphy Road; thence, easterly 132 ½ feet to a point on the north line of Fred E. Coe, part of said Lot No. 1, said point being 153 feet northerly from the northerly margin of Minnesota Avenue; thence, northerly almost parallel with 44th Avenue North, 50 feet to a point on the southerly line of the Southern Investment Company's property; thence, westerly parallel with the first line, 137 ½ feet to the easterly margin of said 44th Avenue, North; thence, with the easterly margin of said 44th Avenue North, southerly 50 feet to the beginning.

This is improved property known as 106 44th Avenue North, Nashville, Tennessee.