Karen Johnson Davidson County
Batch# 339852 DEEDQC
01/07/2020 10:35:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200107-0002043

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:09504005900, 09504005700

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, **Sue B. Crotzer, single** does hereby quitclaim and convey unto **Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust** 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 Sue B. Crotzer by deed from Crotzer & Finch, LLC, a Tennessee Limited Liability Company of record in instrument 20191022-0108145 at said Register's Office for Davidson County, TN.

This is improved property known as: 2611 &2619 Lebanon Rd Nashville, TN 37214

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 2 day of DEC, 2019.

Sue B Crotzer
Sue B. Crotzer

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 acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 2nd day of December, 2019.

HERMAN A. RUBEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Herman A Ruben march 7, 2023
Notary Public/ My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

James C. Clary Jr.
Affiant

Subscribed and sworn to before me this 2nd day of December, 2019.

HERMAN A. RUBEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Herman A Ruben
Notary Public
My Commission Expires: March 7, 2023

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

SEND TAX BILL TO:
New Owner

EXHIBIT A.

TRACT #1:

Land in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, July 10, 1948, as follows:

Beginning at a point in the center of the Lebanon Pike, at the northwest corner of a tract of land owned by J.C. Warick; thence with Warick's western boundary line, South 3 degrees 58' East 247.5 feet to N.B. Martin's northeast corner, thence with Martin's northern boundary line, South 82 degrees 18' West 50 feet to a point, thence North 4 degrees West 251.5 feet to a point in the center of said Lebanon Pike, thence with the center of said Pike North 86 degrees 34' East 50 feet to the beginning.

This is improved property known as 2619 Lebanon Road, Nashville, Tennessee.

TRACT #2:

Land in the 3rd Civil District of said County and State, being the easterly part of Lot No. 7 of Joel S. Boyd's Subdivision of the 2.87 acre tract, not of record, described partly according to a survey made by John M. Sullivan, County Surveyor, April 4, 1949, as follows:

Beginning at a point in the center of Lebanon Road at the common corner of Lots Nos. 7 and 8 on said survey, said point being the northwest corner of the property conveyed to J. Frank Crowell and wife, by deed from Thomas Henry Horrell and wife, as of record in Book 3281, page 347, Register's Office for said County; thence with the line between said Lots Nos. 7 and 8 along said Crowell's westerly line South 5 degrees 15' East 258 feet to a point in N.B. Martin's northerly line; thence with said Martin's northerly line along a fence South 81 degrees 20' West 45.96 2/3 feet to a point lying North 81 degrees 20' East along said Martin's northerly line 3 feet 10 inches from the rear common corner of Lots Nos. 6 and 7 on said survey, said point also lying South 81 degrees 20' West along said Martin's northerly line 2 inches from the southeast corner of the property conveyed to W.H. Freeman, et al., by deed from Joe P. Hamilton and wife, as of record in Book 2275, page 227, said Register's Office; thence with said Freeman's present easterly line North 259 feet, more or less, to a point in the center of Lebanon Road, said point lying North 83 degrees 25' East along the center of said Road 3 feet 10 inches from the common corner of said Lots Nos. 6 and 7, said point also lying South 83 degrees 25' West along the center of said Road 2 inches from said Freeman's old northeast corner; thence with the center of said Road North 83 degrees 25' East 48.46 2/3 feet to the beginning.

This is improved property known as 2611 Lebanon Road, Nashville, Tennessee.