Karen Johnson Davidson County
Batch# 339852 DEEDQC
01/07/2020 10:35:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200107-0002046

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, **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 Sue B. Crotzer of record in instrument 20191022-0108144 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 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 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

****

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.