THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 517117 DEEDQC
11/16/2020 02:21:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201116-0135051

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(E)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
James A. Crossman 102 Woodmont Blvd. Suite 209 Nashville, TN 37205	New Owner	Map 104-11-0D Parcels: 001.00CO, 002.00CO, 004.00CO, 007.00CO, 009.00CO, 011.00CO, 012.00CO, 015.00CO, 016.00CO

QUITCLAIM DEED

This transaction is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled by Mary Bell Crossman v. James Alvin Crossman, Civil Action No. 10D-3310 in the Third Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20140109-0002425, Register's Office for Davidson County, Tennessee. Accordingly,

MARY BELL CROSSMAN

does hereby quitclaim unto the said

JAMES A. CROSSMAN

his heirs, successors, and assigns, all of her right, title and interest in and to certain tracts or parcels of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described in EXHIBIT "A" attached hereto.

This instrument and the interests hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

James A. Crossman and James Alvin Crossman are one and the same person.

WITNESS my hand this 13 day of November 2020.

Mary Bell Crossman
MARY BELL CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARY BELL CROSSMAN, the within named bargainor, with whom I am personally acquainted (or 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, at office, this 13th day of November 2020.

David A. Childress
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/23

Exhibit A
(to Quitclaim Deed)

Legal Descriptions

BEING Unit Nos. 1, 2, 4, 7, 9, 11, 12, 15 and 16 on the Plan of The Columns, according to the Master Deed of record in Book 6182, Page 943, and re-recorded in Book 6922, Page 364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Units, together with the undivided percentage interest in the common elements appurtenant to each Unit.

Being the same properties conveyed to DAVID E. RAWLINGS and JAMES A. CROSSMAN, as tenants in common, by Warranty Deed from DAVID E. RAWLINGS, dated October 17, 1996, of record in Book 10230, Page 208 (Units 1,2,4,7,12,15); by Warranty Deed from ARCHIE P. MCKINNIS, a married person, and JAMES F. MCKINNIS, an unmarried person, dated February 24, 1999, of record in Book 11358, Page 263 (Unit 16); by Special Warranty Deed from WM. MATT B. REASOR, a single man, dated March 28, 2000, of record in Instrument No. 20000331-0032503 (Unit 11); and by Special Warranty Deed from CHARLES B. REASOR, JR., a single man, dated March 28, 2000, of record in Instrument No. 20000331-0032506 (Unit 9), Register's Office for Davidson County, Tennessee.

Being improved properties known as Units 1, 2, 4, 7, 9, 11, 12, 15 and 16, 2121 Fairfax Avenue, Nashville, Tennessee 37212.