THIS INSTRUMENT PREPARED BY:

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

Karen Johnsor Davidson County
Batch# 517117 DEEDQC
11/16/2020 02:21:02 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201116-0135052

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	Tract 1 - 034-0-00-055.00 Tract 2 - 134-0-00-217.00 Tract 3 - 134-0-00-124.00 Tract 4 - 117-14-0-130.00

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.

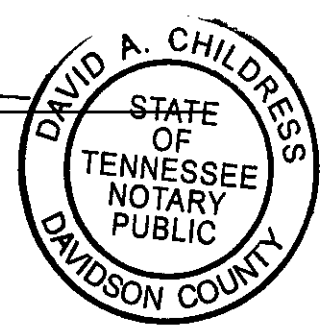
Mary Bell Crossman
MARY BELL CROSSMAN

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



My Commission Expires: 5/9/23

Exhibit A
(to Quitclaim Deed)

Legal Descriptions

Tract 1:

BEING land in Davidson County, Tennessee, being Lot No. 1 on the plat of Fant Industrial Park, as shown on plat of record as Instrument No. 20000626-0063262, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Special Warranty Deed from BATH FITTER ® TENNESSEE, INC., a Tennessee corporation, to JAMES A. CROSSMAN and DAVID E. RAWLINGS, dated February 15, 2007, of record in Instrument No. 20070216-0019939, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 10 Fant Industrial Drive, Madison, Tennessee 37115.

Tract 2:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, located in the North Easterly corner of the intersection of Harding Place and Antioch Pike, and being more particularly described as follows:

BEGINNING at an Iron Pin in the Easterly Right of Way of Antioch Pike, said Iron Pin being N32 degrees 44' 32" West, 100.00 feet of the center line of Harding Place;

THENCE, with the Easterly Right of Way of Antioch Pike N32 degrees 44' 32" W, 133.10 feet to an Iron Pin;

THENCE, leaving said Easterly Right of Way of Antioch Pike N57 degrees 15' 28" E, 235.00 feet to an Iron Pin;

THENCE, S29 degrees 44' 41" E, 202.34 feet, to an Iron Pin in the Northerly Right of Way of Harding Place;

THENCE, with the Northerly Right of Way of Harding Place with a curve to right, having a central angle of 01 degrees 50' 13" a radius of 1,859.86 feet, a tangent of 29.85 feet and a chord of 59.68 feet to an Iron Pin;

THENCE, with said Northerly Right of Way at Harding Place S62 degrees 23' 00" W, 105.09 feet to an Iron Pin;

THENCE N 0 degrees 14' 24" W, 81.70 feet to the Point of Beginning. Containing 0.98 acres more or less.

Being the same property conveyed by General Warranty Deed from BROYHILL REALTY, INC., a North Carolina corporation, to JAMES A. CROSSMAN and DAVID E. RAWLINGS, as tenants in common, dated November 7, 2005, of record in Instrument No. 20051122-0141131, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 5000 Harding Place (formerly known as 1209 Antioch Pike), Nashville, Tennessee 37211.

Tract 3:

A tract of land in the First Civil District of Davidson County, Tennessee, and shown on Metro Tax Map 134, Parcel 124, and located at 1256 Antioch Pike, and more particularly described per survey by Turner Engineering Co., Inc., dated September 17, 1993, last revised November 30, 1993, and survey by William Thomas Smith dated October 2, 2006 as follows:

Beginning at a P.K. nail at the northeasterly intersection of Antioch Pike, as widened, and Candy Lane, formerly Ashberry Road, and proceeding as follows:

1. Along the easterly margin of Candy Lane North 32 deg. 28 min. 57 sec. East, a distance of 475.41' to a new iron pin in the right-of-way of CSX Railroad; thence,

2. With the right-of-way of CSX Railroad and 50' from the center line South 49 deg. 14 min. 03 sec. East, a distance of 972.62' to a new iron pin; thence,

3. South 48 deg. 11 min. 57 sec. West, a distance of 111.44' to a new iron pin; thence,

4. With a curve to the right having a radius of 1834.86' a distance of 334.65' to a new iron pin; thence,

5. North 31 deg. 29 min. 35 sec. West, a distance of 177.8' to a new iron pin; thence,

6. South 55 deg. 13 min. 27 sec. West, a distance of 235.00' to a new iron pin in the northeasterly margin of Antioch Pike, as widened; thence,

7. Along said northeasterly margin of Antioch Pike, North 34 deg. 46 min. 33 sec. West, a distance of 390.33' to a new iron pin; thence,

8. Continuing along said margin with a curve to the left having a radius of 1943.19', a distance of 214.67' to the point of beginning, with access to and from Antioch Pike and Harding Place, as shown on said surveys.

Being the same property conveyed by Special Warranty Deed from HARDING INVESTORS, LLC, a Texas limited liability company, to DAVID E. RAWLINGS and JAMES A. CROSSMAN, tenants in common each with a 50% undivided interest, dated November 7, 2006, of record in Instrument No. 20061113-0140501, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 1256 Antioch Pike, Nashville, Tennessee 37211.

Tract 4:

Being land in Davidson County, Tennessee, being Lot 35 and the easterly 30 feet of Lot 36 on the Map of Part 2, George Water's Subdivision, of record in Book 1130, Page 68, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner, Sumner and Cannon, dated September 29, 1983, as follows:

Beginning at an iron pin in the southerly margin of Bandywood Drive, said pin being the northwesterly corner of the property conveyed to Sam K. Harwell and Ben Griffith of record in Book 4168, Page 400, said Register's Office; thence South 1° 34' West 294.7 feet to an iron pin; thence North 88° 34' West 90.0 feet to an iron pin in the southeasterly corner of the property conveyed to Finis R. Sharp and wife, of record in Book 3618, Page 97, said Register's Office; thence North 1° 34' East 294.4 feet to an iron pin in the southerly margin of Bandywood Drive; thence with the margin of the same, South 88° 45' East 90.0 feet to a point of beginning.

Being the same property conveyed by Limited Warranty Deed from COVENTRY PARTNERS, a Tennessee general partnership, to JAMES A. CROSSMAN and BEN F. HOUSE, as tenants in common, dated August 31, 2000, of record in Instrument No. 20000831-0086394; Quitclaim Deed from BEN F. HOUSE to BEN F. HOUSE LIVING TRUST DATED JUNE 28, 1996, BEN F. HOUSE TRUSTEE, dated May 1, 2006, of record in Instrument No. 20060525-0061411; Warranty Deed from THE BEN F. HOUSE LIVING TRUST DATED JUNE 28, 1996, BEN F. HOUSE TRUSTEE to BRIAN JERNIGAN, 50% interest as a Tenant in Common, dated December 17, 2008, of record in Instrument No. 20081218-0121023; Warranty Deed from BRIAN JERNIGAN to JAMES A. CROSSMAN, 8 1/3% Tenant in Common interest, dated February 11, 2009, of record in Instrument No. 20090212-0012286; Warranty Deed from BRIAN JERNIGAN to JAMES A. CROSSMAN, 8 1/3% Tenant in Common interest, dated February 27, 2009, of record in Instrument No. 20090302-0017980; and Warranty Deed from JAMES A. CROSSMAN to CARRIE CROSSMAN ELLIS, 33 1/3% Tenant in Common interest, dated July 29, 2009, of record in Instrument No. 20090730-0071396, Register's Office for Davidson County, Tennessee.

This is improved property known as 2209 Bandywood Drive, Nashville, Tennessee 37215.