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# 522244 DEEDQC
11/30/2020 03:21:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20201130-0139137

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration
for this transfer is $0.00

James A. Crossman
AFFIANT

Subscribed and sworn to before me this 30th day of November 2020.

David A. Childress
Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

JAMES A. CROSSMAN, unmarried,

by these presents does hereby remise, release and quitclaim unto

JIM CROSSMAN REALTY, LLC, a Tennessee limited liability company,

its successors and assigns, all of his right, title and interest (being a 50% undivided interest as a tenant in common) in and to certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" attached hereto.

This instrument and the interest 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.

WITNESS my hand this 30 day of November 2020.

James A Crossman

JAMES A. CROSSMAN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES A. 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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 30th 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 Description

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 further conveyed pursuant to the terms of a Marital Dissolution Agreement by Quitclaim Deed from MARY BELL CROSSMAN to JAMES A. CROSSMAN, dated November 13, 2020, of record in Instrument No. 20201116-0135051, said Register's Office.

Final Decree of Divorce and Marital Dissolution Agreement between Mary Bell Crossman and James Alvin Crossman of record in Instrument No. 20140109-0002425, said Register's Office.

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

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