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 6 pgs
Fees: $32.00 Taxes: $0.00

20201130-0139138

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 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: 134-0-00-303.00 Tract 4: 134-0-00-124.00

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 30+2 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

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.

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. 20201116-0135052, 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.

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.

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. 20201116-0135052, 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.

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:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Harding Place, at a corner common with David E. Rawlings and James A. Crossman, as of record in Instrument Number: 20051122-0141131, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Harding Place, with the easterly property line of David E. Rawlings and James A. Crossman, North 28 deg 50 min 24 sec West, 25.00 feet to an existing iron rod, at a corner common with the property of David E. Rawlings and James A. Crossman, as of record in Instrument Number: 20061113-0140501, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of David E. Rawlings and James A. Crossman, with a curve to the left, along an arc length of 334.65 feet, the central angle of which is 10 deg 27 min 00 sec, the radius of which is 1834.86 feet, the chord of which is North 56 deg 04 min 38 sec East, 334.19 feet to an existing iron rod;

Thence North 50 deg 51 min 08 sec East, 111.44 feet to an existing iron rod in the westerly right-of-way line of CSX Transportation Railroad;

Thence with the westerly right-of-way line of CSX Transportation Railroad, South 46 deg 34 min 52 sec East, 25.21 feet to a point in the northerly right-of-way line of Harding Place;

Thence with the northerly right-of-way line of Harding Place, South 50 deg 51 min 08 sec West, 114.70 feet to a point;

Thence with a curve to the right, along an arc length of 339.15 feet, the central angle of which is 10 deg 26 min 53 sec, radius of which is 1859.86 feet, the chord of which is South 56 deg 04 min 34 sec West, 338.68 feet to the POINT OF BEGINNING. Containing 11,249 square feet or 0.258 acres more or less.

Said legal description was prepared from a property exhibit by Cherry Land Surveying, Inc., dated December 5, 2016 and attached as Exhibit A to Special Warranty Deed dated January 11, 2007, of record in Instrument No. 20170118-0005502, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Special Warranty Deed from HARDAWAY CONSTRUCTION CORP., f/k/a Hardaway Construction Corp. of Tennessee, f/k/a Hardaway Construction Company, to DAVID E. RAWLINGS and JAMES A. CROSSMAN, as tenants in common, dated January 11, 2017, of record in Instrument No. 20170118-0005502, said Register's Office.

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

This is unimproved property known as N/S Harding Place E of Antioch Pk., Nashville, Tennessee 37211.

Tract 4:

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.

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. 20201116-0135052, 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.

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.