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 4 pgs
Fees: $22.00 Taxes: $0.00

20201130-0139139

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

AFFIANT

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

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: 102-08-0-057.00 Tract 2: 104-12-0-059.00

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 ALVIN 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 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.

JAMES ALVIN CROSSMAN and JAMES A. CROSSMAN are one and the same person.

WITNESS my hand this 30 day of November 2020.

James Alvin Crossman

JAMES ALVIN CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES ALVIN 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* 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 a certain tract of land located in the First Civil District of Davidson County, Tennessee, being Lot Numbers 2 and 3 on the Plan of the Re-Subdivision of the Reserved Parcel of the R. Wayne Oldham Property, a plat of which is of record in Book 5190, page 67, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated January 27, 1978 (file number 1040) as follows:

Beginning at a concrete monument in the easterly right-of-way of Hillwood Boulevard (an 80-foot right-of-way) and proceeding as follows: With said right-of-way North 33 degrees 02 minutes West a distance of 139.21 feet to a concrete monument;

thence, continuing with the said right-of-way and a curve to the left having a radius of 940.0 feet, a distance of 11.04 feet to an iron pin in concrete;

thence leaving said right-of-way and with the southerly line of the R. Wayne Oldham Subdivision of record in Book 4955, page 93, Register's Office for Davidson County, Tennessee, North 41 degrees 25 minutes East, a distance of 226.73 feet to an iron pin in concrete in the westerly right-of-way of a 20-foot unimproved alley;

thence, with the said right-of-way South 33 degrees 07 minutes East, a distance of 199.83 feet to an iron pin in the common rear corners of Lot Numbers 1 and 2;

thence, with the line between the said two lots, South 54 degrees 02 minutes West a distance of 218.98 feet to the point of beginning.

Being the same property conveyed by Warranty Deed and Assignment of Leases from HILLWOOD LAND COMPANY, a partnership composed of Jerold Hamza, Marlene Butler, Janice Bassett and Patricia Mangone, to JAMES ALVIN CROSSMAN and DAVID RAWLINGS, as tenants in common (each having an undivided 50% interest therein), dated August 22, 1997, of record in Book 10596, Page 219, Register's Office for Davidson County, Tennessee.

Being further conveyed pursuant to the terms of a Marital Dissolution Agreement by Quitclaim Deed from MARY B. CROSSMAN to JAMES A. CROSSMAN, dated October 15, 2012, of record in Instrument No. 20121016-0094841, 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 850 Hillwood Blvd., Nashville, Tennessee 37209.

Tract 2:
BEING land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Edward M. Hutton, as shown on plat of record in Plat Book 4595, Page 88, 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 NATCHEZ VILLAGE, LTD., a Tennessee limited partnership, to JAMES A. CROSSMAN and wife, MARY B. CROSSMAN, as to an undivided one-half (1/2) interest and DAVID E. RAWLINGS and wife, JENNIFER N. RAWLINGS, as to an undivided one-half (1/2) interest, dated January 12, 1996, of record in Book 9917, Page 856, Register's Office for Davidson County, Tennessee.

Being further conveyed pursuant to the terms of a Marital Dissolution Agreement by Quitclaim Deed from MARY B. CROSSMAN to JAMES A. CROSSMAN, dated October 15, 2012, of record in Instrument No. 20121016-0094841, 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 2112 Fairfax Avenue, Nashville, Tennessee 37212.