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

20201130-0139140

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: 026-00-0-049.00 Tract 2: 083-01-0-417.00

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 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 Descriptions

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Part of Lots 9 and 10, A.L. Moores Subdivision of Biltmore, of record in Book 6900, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from SOUTHERN LAND ACQUISITIONS, INC. F/B/O of JAMES A. CROSSMAN and MARY B. CROSSMAN to JAMES A. CROSSMAN and MARY B. CROSSMAN, dated December 11, 2007, of record in Instrument No. 20080108-0002283, 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 November 7, 2013, of record in Instrument No. 20131108-0116031, said Register's Office.

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

This is improved property known as 2208 Gallatin Pike, Madison, Tennessee 37115.

Tract 2:
Land in Davidson County, Tennessee, being the easterly part of the southerly 60 feet front and 57 feet rear of Lot No. 1, on the Plan of J.B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description, and also part of Lot No. 3 on the Plan of Martha Martin Lands, of record in Book 161, Page 101, Register's Office for said county, and described together according to a survey made by Barge, Waggoner and Summer, Engineers, dated July 29, 1970, as follows:

Beginning at a point on the east margin of Gallatin Road, 105 feet south of the south margin of Granada Avenue; at an existing cross mark; thence leaving the said Road, South 78 degrees East 149.95 to an iron pin in the west margin of an alley; thence along the margin of said alley, South 12 degrees 01 west passing the terminus of said alley 57 feet a total distance of 136.40 feet to a concrete monument; thence North 79 degrees 22' west 150 feet to an existing spike, in the east margin of Gallatin Road; thence with the margin of said road, North 12 degrees 01 East 140.00 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from RONALD C. SMITH and JEANIE JOHNSON to JAMES A. CROSSMAN, an unmarried person, dated June 2, 2014, of record in Instrument No. 20140602-0047163, 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 925 Gallatin Avenue, Madison, Tennessee 37206.