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

20201130-0139141

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: 092-15-0-176.00 Tract 2: 117-14-0-149.00

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 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 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 No. 6 in A.A. Mellier's Subdivision of Part of Lot No. 156 of the Boyd Home Tract, a plan of which Subdivision is of record in Book 57, Page 127 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Special Warranty Deed from JAMES LEONARD CHANDLER and wife, LOUISE PEARL CHANDLER, to JAMES ALVIN CROSSMAN and wife, MARY B. CROSSMAN, tenants by the entireties as to an undivided one-half (1/2) interest as tenants in common, and EVERETTE I. HOWELL, JR. and wife, CAROLINE H. HOWELL, tenants by the entireties as to an undivided one-half (1/2) interest as tenants in common, dated January 11, 1996, of record in Book 9914, Page 240, Register's Office for Davidson County, Tennessee.

Being further conveyed by Warranty Deed from EVERETTE HOWELL to JAMES A. CROSSMAN and MARY B. CROSSMAN, married, dated September 3, 2010, of record in Instrument No. 20100903-0070512, said Register's Office.

Being further conveyed pursuant to the terms of a Marital Dissolution Agreement by Quitclaim Deed from MARY B. CROSSMAN to JAMES A. CROSSMAN, dated September 3, 2010, 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. Mary B. Crossman and Mary Bell Crossman are one and the same person.

BEING improved property known as 2111 Elliston Place, Nashville, Tennessee 37203.

Tract 2:

LAND in Davidson County, Tennessee, beginning at a point in the easterly margin of Hillsboro Road, which said point is South 38 degrees West 170 feet from an iron pin in the easterly margin of Hillsboro Road at the northwest corner of the D. L. P. Luck land; thence, South 75 degrees East 150 feet to a point; thence, South 87 degrees West 30 feet to a point; thence, South 75 degrees East 150.5 feet to a point in the easterly margin of Hillsboro Road; thence, North 38 degrees East 30 feet to the point of BEGINNING.

Being the same property conveyed by Warranty Deed from HELEN GEORGES, a widow, now unmarried, to JAMES ALVIN CROSSMAN, married, dated April 21, 1998, of record in Book 10897, Page 417, Register's Office for Davidson County Tennessee.

Being further conveyed pursuant by Quitclaim Deed from JAMES ALVIN CROSSMAN to JAMES ALVIN CROSSMAN and MARY B. CROSSMAN, dated June 25, 2004, of record in Instrument No. 20040708-0081195, said Register's Office.

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. Mary B. Crossman and Mary Bell Crossman are all one and the same person.

This is improved property known as 4010 Hillsboro Pike, Nashville, Tennessee 37215.