This instrument prepared by:

Brian O. Bowhan, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
Charles R. Biggs
James Robert Biggs
Patrick Wayne Biggs
300 Roscoe Street
Goodlettsville, TN 37072

Send tax bills to:
Same

Map-parcel number:
Map 26-5
Parcel No. 22

Karen Johnson Davidson County
Batch# 586288 DEEDQC
03/08/2021 09:09:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210308-0029747

QUITCLAIM DEED

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, HELEN RUTH CRABTREE, a widow, (hereinafter called "GRANTOR"), by these presents do hereby quitclaim, transfer, convey unto Charles R. Biggs, my son, James Robert Biggs, my grandson, and Patrick Wayne Biggs, my grandson, all unmarried (hereinafter called "GRANTEES"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described hereinbelow. In making this conveyance to the said Charles R. Biggs, James Robert Biggs, and Patrick Wayne Biggs, I specifically and explicitly reserve a life estate in said property to wit:

Land in Davidson County, Tennessee, being Lot No. 1 and the westerly 40 feet Of Lot No. 2 of Block "E" on the plan of Roscoe Place, Goodlettsville, Tennessee, As of record in Book 843, page 72, Register's Office for said County.

Said Lot No. 1 and part of Lot No. 2 front together 90 feet on the northerly side of Roscoe Street and run back between parallel lines with the easterly margin of Hudson Avenue, 150 feet to a dead line.

BEING the same property conveyed to Robert J. Crabtree (since deceased), and Helen R. Crabtree, a widow a/k/a Helen Ruth Crabtree, by Warranty deed from Sue Tate Bond, by Lemuel B. Bond, Attorney-in-fact of record in Book 4312, Page 29, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 300 Roscoe Street, Goodlettsville, TN.

This legal description is the same as the previous deed of record furnished by the parties.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of March, 2021.

Witness my hand this 3 day of March, 2021.

Helen Ruth Crabtree
HELEN RUTH CRABTREE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HELEN RUTH CRABTREE, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (QUIT CLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Goodlettsville, Tennessee, this the 3rd day of March, 2021.

Marilyn A. Byrd
NOTARY PUBLIC
My Commission Expires: 3-8-21

MARILYN A. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none because it is a gift to family members.

Helen Ruth Crabtree
HELEN RUTH CRABTREE

SWORN to and subscribed before me, this the 3rd day of March, 2021.

Marilyn A. Byrd
NOTARY PUBLIC
My Commission Expires: 3-8-21.

MARILYN A. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON