THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215
File No. 210132415

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 590646 DEEDQC
03/12/2021 09:44:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210312-0032843

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd Cruse and Carlie Cruse 3024 23rd Avenue S Nashville, TN 37215	New Owner	117-02-0-165.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Todd Cruse and Carlie Cruse, as Trustees of the Cruse Revocable Living Trust, dated August 22, 2019, as tenants by the entireties** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **Todd Cruse and Carlie Cruse, husband and wife, as joint tenants,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, Section No. 3, on the map of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, Page 23, Register's Office for said county.

Said Lot No. 8 fronts 100 feet on the Easterly side of 23rd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Todd Cruse and Carlie Cruse, Trustees of the Cruse Revocable Living Trust, dated August 22, 2019, by Warranty Deed from Todd Cruse and Carlie C. Cruse, husband and wife, of record in Instrument No. 20190828-0086847, in the Register's Office of Davidson County, Tennessee, dated August 22, 2019 and recorded on August 28, 2019.

This is improved property known as 3024 23rd Avenue S, Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2021.

The Cruse Revocable Living Trust dated August 22, 2019

By: Todd Cruse, Trustee

By: Carlie Cruse, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Cruse and Carlie Cruse, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of the Cruse Revocable Living Trust, dated August 22, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 22nd day of February, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024