Karen Johnson Davidson County
Batch# 600144 DEEDQC
03/25/2021 10:21:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210325-0039278

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

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 11th day of March, 2021.

Notary Public

My Commission Expires: _____

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd Cruse, Trustee Carlie Cruse, Trustee 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, husband and wife, as joint tenants** (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey to **Todd Cruse and Carlie Cruse, as Trustees of the Cruse Revocable Living Trust, dated August 22, 2019,** 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.

Being the same property conveyed to Todd Cruse and Carlie Cruse, husband and wife, as joint tenants, by Quit Claim Deed from Todd Cruse and Carlie Cruse, as Trustees of the Cruse Revocable Living Trust, dated August 22, 2019, of record in Instrument No. 20210312-0032843, in the Register's Office of Davidson County, Tennessee.

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, except for 2020 taxes that are not yet due and payable, 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 10th day of March, 2021.

Todd Cruse

Carlie Cruse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Todd Cruse and Carlie Cruse, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of March, 2021.

Notary Public
My Commission Expires: _____

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