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# 604851 DEEDQC
04/01/2021 10:32:11 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210401-0043040

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 31st day of March 2021.

Dave A Childress
Notary Public

My Commission Expires:
5/9/2023

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	072-10-0-201.00

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 a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" attached hereto.

This is improved property known as 2618 Gallatin Pike, Nashville, Tennessee 37216.

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 31 day of March 2021.

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 31st day of March 2021.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

Exhibit "A"
(to Quitclaim Deed)
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Division of Mrs. Lucinda Litton's Land, of record in Book 421, Page 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Gallatin Road at the northwest corner of the Cahal Subdivision; thence, North 87 degrees East 1003-1/4 feet to a stone; thence, North 39 degrees East 65 feet to the southeast corner of Lot No. 2 in said plan; thence, with same North 70-1/2 degrees West 984-1/2 feet to the center of Gallatin Road; thence, with the center of said Road, South 19-1/4 degrees West 347.5 feet to the BEGINNING, containing 4-1/2 acres, more or less, including but excluding therefrom the right-of-way of the Gallatin Interurban Railway (now abandoned) adjoining Gallatin Road.

Being the same property conveyed by General Warranty Deed from NASHVILLE PROPERTIES, INC., a Texas corporation, to JAMES A. CROSSMAN, dated June 27, 2013, of record in Instrument No. 20130628-0066618, Register's Office for Davidson County, Tennessee.

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

There is included in the above description but expressly excluded therefrom for this conveyance, the following described property:

Land in the Seventh Councilmanic District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated October 13, 2014 and known as Job No. 110030 as follows:

Beginning at an iron pin, said point of beginning being the Southeast corner of this tract and also being in the line of Neldia Heights of record in Book 2663, page 47 R.O.D.C., Tn., and also being the Southeast corner of Lot one of Mrs. Lucinda Litton's Land of record in Book 421, page 108 R.O.D.C., Tn. of which this is a part; thence with the southerly line of Lot one and in part with the northerly line of an alley N82°53'52"W 620.48' to an iron pin set; thence severing Lot 1 N23°27'25"E 237.94' to an iron pin set in the southerly line of the YMCA property of record in Book 2807, page 141 R.O.D.C., Tn.; thence with the YMCA southerly line S66°21'20"E 617.23' to an existing iron pin; thence leaving the YMCA and with the line of the said Neldia Heights S43°07'51"W 65.00' to the point of beginning, containing 2.06 acres more or less.

Being the same property conveyed by Special Warranty Deed with Reservation of Easements from JAMES A. CROSSMAN, unmarried, to the YOUNG MEN'S CHRISTIAN ASSOCIATON OF MIDDLE TENNESSEE, a Tennessee non-profit corporation, dated December 12, 2014, of record in Instrument No. 20141216-0115011, Register's Office for Davidson County, Tennessee.

Included in this conveyance is a 30' public utility and drainage easement along the southerly property line of the above described excluded tract and an easement for construction of Storm Water Detention/Retention facilities on the above described excluded tract as may be required by

Metro Nashville for future development of the herein conveyed property, said easements having been reserved by JAMES A. CROSSMAN in Instrument No. 20141216-0115011, Register's Office for Davidson County, Tennessee.