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 3 pgs
Fees: $17.00 Taxes: $0.00

20210401-0043041

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 31 day of March 2021.

Don 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	094-05-0-109.00

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

This is improved property known as 1200 Davidson Street, Nashville, Tennessee 37213.

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 31 day of March 2021.

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 31st day of March 2021.

David A. Childress
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, described as follows:

Parcel 1: Lot No. 3 on the Revised Plan of Inner-City Industrial Park, Section 3, as of record in Book 4715, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Parcel 2: Section 10 the Plan of Inner-City Industrial Park of Record in Book 6050, page 311, said Register's Office, to which Plan reference is made for a more complete description.

Both Parcels being the same properties conveyed by Warranty Deed from DAVIDSON STREET 1984 WAREHOUSE, LTD., a Tennessee limited partnership, to JAMES ALVIN CROSSMAN and wife, MARY L. CROSSMAN, dated December 31, 1986, of record in Book 7203, Page 673, and by Deed of Correction, dated April 14, 1987, of record in Book 7203, Page 677, Register's Office for Davidson County Tennessee.

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

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