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

20210401-0043042

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.

David 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	117-14-0-130.00

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 (being a one-third (1/3) interest as a tenant in common) 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 2209 Bandywood Drive, Nashville, Tennessee 37215.

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
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.

Dana R. 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, being Lot 35 and the easterly 30 feet of Lot 36 on the Map of Part 2, George Water's Subdivision, of record in Book 1130, Page 68, Register's Office for Davidson County, Tennessee, described according to survey by Barge, Waggoner, Sumner and Cannon, dated September 29, 1983, as follows:

Beginning at an iron pin in the southerly margin of Bandywood Drive, said pin being the northwesterly corner of the property conveyed to Sam K. Harwell and Ben Griffith of record in Book 4168, Page 400, said Register's Office; thence South 1° 34' West 294.7 feet to an iron pin; thence North 88° 34' West 90.0 feet to an iron pin in the southeasterly corner of the property conveyed to Finis R. Sharp and wife, of record in Book 3618, Page 97, said Register's Office; thence North 1° 34' East 294.4 feet to an iron pin in the southerly margin of Bandywood Drive; thence with the margin of the same, South 88° 45' East 90.0 feet to a point of beginning.

Being the same property conveyed by Limited Warranty Deed from COVENTRY PARTNERS, a Tennessee general partnership, to JAMES A. CROSSMAN and BEN F. HOUSE, as tenants in common, dated August 31, 2000, of record in Instrument No. 20000831-0086394; Quitclaim Deed from BEN F. HOUSE to BEN F. HOUSE LIVING TRUST DATED JUNE 28, 1996, BEN F. HOUSE TRUSTEE, dated May 1, 2006, of record in Instrument No. 20060525-0061411; Warranty Deed from THE BEN F. HOUSE LIVING TRUST DATED JUNE 28, 1996, BEN F. HOUSE TRUSTEE to BRIAN JERNIGAN, 50% interest as a Tenant in Common, dated December 17, 2008, of record in Instrument No. 20081218-0121023; Warranty Deed from BRIAN JERNIGAN to JAMES A. CROSSMAN, 8 1/3% Tenant in Common interest, dated February 11, 2009, of record in Instrument No. 20090212-0012286; Warranty Deed from BRIAN JERNIGAN to JAMES A. CROSSMAN, 8 1/3% Tenant in Common interest, dated February 27, 2009, of record in Instrument No. 20090302-0017980; and Warranty Deed from JAMES A. CROSSMAN to CARRIE CROSSMAN ELLIS, 33 1/3% Tenant in Common interest, dated July 29, 2009, of record in Instrument No. 20090730-0071396, Register's Office for Davidson County, Tennessee.

Being further conveyed pursuant to the terms of a Marital Dissolution Agreement by Quitclaim Deed from MARY BELL CROSSMAN to JAMES A. CROSSMAN, dated November 13, 2020, of record in Instrument No. 20201116-0135052, 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. James A. Crossman and James Alvin Crossman are one and the same person.