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# 632765 DEEDQC
05/10/2021 03:20:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210510-0062780

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $0.00

James Alvin Crossman
AFFIANT

Subscribed and sworn to before me this 30th day of April 2021.

DA 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	060-02-0-256.00

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

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 30 day of April 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 30th day of April 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 Descriptions

Two tracts of land in Davidson County, Tennessee, being Lot No. 2 and Reserve Parcel on the Plan of Revised Ewing Shopping Center Subdivision, as shown on plat of record in Plat Book 4595, page 71, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 2: Being a parcel of land in the 12th Civil District, Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Ewing Drive, more particularly described as follows:

Beginning at a point in the easterly margin of Brick Church Pike, 150 feet northerly from the north line of Ewing Drive, being the northwest corner of Union Oil Company of California; thence with Brick Church Pike, north 1° 13' West 179.54 feet to a point; thence with a curve to the right having a central angle of 83° 17', a radius of 20 feet 29.07 feet to a point; thence North 82° 36' East, 46.95 feet to a point; thence with a curve to the left having a central angle of 19° 32', a radius of 481.27 feet, 164.07 feet to a point; thence north 62° 32' East 175.42 feet to a point; thence with a curve to the right having a central angle of 12° 36', a radius of 283.50 feet, 62.35 feet to a point; thence South 10° 18' East 195.53 feet to an iron pin; thence South 01° 58' East, passing an iron pin at 64.30 feet, a total distance of 318.90 feet to a point in the northerly margin of Ewing Drive; thence with Ewing Drive, north 89° 47' West, 330.86 feet to a point; the southeast corner of Union Oil Company of California; thence with said Oil Company North 1° 13' West, 150.00 feet to a point; thence North 89° 47' West, 140 feet to the point of beginning, containing 3.96 acres, more or less.

Said Reserve Parcel: Being a parcel of land in the 12th Civil District Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Parkwood Estates, Section 1, more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Brick Church Pike located 78.8 feet north of the center line of Ewing Lane, being the southwesterly corner of Nashville Electric Service Ewing Creek Substation; thence with said Substation's southerly line, North 72° 54' East 166.65 feet to a concrete monument; thence North 55° 03' East passing a concrete monument at 28.9 feet, a total distance of 231.00 feet to a concrete monument; thence North 70° 54' East, 82.17 feet to a point; thence South 02° 33' East, passing an iron pin at 74.94 feet, a total distance of 108.54 feet to a point in the northerly margin of Ewing Lane; thence in a southwesterly direction with a curve to the left having a central angle of 13° 34', a radius of 316.50 feet, 74.98 feet to a point; thence South 62° 32' West 175.42 feet to a point; thence with a curve to the right having a central angle of 19° 32', a radius of 448.27 feet, 152.82 feet to a point; thence South 82° 04' West 38.36 feet to a point; thence with a curve to the right having a central angle of 96° 43', a radius of 20 feet, 33.76 feet to a point; thence North 1° 13' West, 39.60 feet to the point of beginning, containing 0.92 acres, more or less.

Included in the above but excluded therefrom is that portion thereof described in the deed of record in Book 9931, page 811 and the Consent Judgment and Final Decree of record in Book 10205, page 316, Register's Office for Davidson County, Tennessee.

Being the same properties conveyed by Quitclaim Deed from THOMAS G. SMITH, TRUSTEE to JAMES ALVIN CROSSMAN and RANDOLPH M. LAGASSE, dated June 1, 1994, of record in Book 9396, Page 336, Register's Office for Davidson County Tennessee; and being further conveyed by Special Warranty Deed from RANDOLPH M. LAGASSE to JAMES ALVIN CROSSMAN, dated July 1, 1994, of record in Book 9396, Page 339, said Register's Office.

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 B. Crossman and Mary Bell Crossman are one and the same person.

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

Both tracts together known as 3053 Brick Church Pike, Nashville, Tennessee 37207.