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# 646059 DEEDQC
05/28/2021 03:04:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210528-0072564

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 27th day of May 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 |
|---|---|---|
| William Christian Crossman, Trustee<br>102 Woodmont Blvd.<br>Suite 209<br>Nashville, TN 37205 | New Owner | 130-14-0-040.00 |

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

WILLIAM CHRISTIAN CROSSMAN, as Trustee of the James A. Crossman Legacy Trust dated May 11, 2021,

its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, 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 4420 Herbert Place, Nashville, Tennessee 37205.

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 27 day of May 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 27th day of May 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, being Lot No. 25, on the Plan of Belle Meade, Block No. 4, Section 10, as of record in Book 4175, Page 150, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Herbert Place, said point being the common front corner of Lots 24 and 25; thence along said margin of said Herbert Place, South 2° 55' East 144.0 feet to a monument, thence continuing with the curving margin of Herbert Place with a radius of 181.3 feet, a distance of 279.1 feet to another monument; thence continuing along said margin of Herbert Place, South 85° 17' West 55.0 feet to a point; thence leaving Herbert Place, North 5° 38' West 289.93 feet to a point; thence North 1° 35' West 36.87 feet to a point, at the common rear corner of said Lots 24 and 25; thence with the dividing lines between said lots, North 87° 05' East 243.47 feet to a point in the westerly margin of Herbert Place to the point of beginning.

Being the same property conveyed by Warranty Deed from JAMES H. BREWER and wife, ELIZABETH P. BREWER, to JAMES A. CROSSMAN and wife, MARY B. CROSSMAN, dated June 16, 1977, of record in Book 5161, Page 646, 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. 20121016-0094840, said Register's Office.

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