This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 680116 DEEDQC
07/20/2021 12:58:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210720-0097293

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Lindsay Rae Frederick 2312 Donna Hill Court Nashville, TN 37214	NEW OWNER	073 11 0 098.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Stephen Duran Crone,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Lindsay Rae Frederick,** the **Grantee** herein, her successors and assigns, all of my right title and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the west part of Lot No. 48 on the Revised Plan of Section One, Sunset View of record in Plat Book 2663, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said part of said lot fronts 93 feet on the north side of Donna Hill Court and extends back 280.4 feet on the east line and 311.8 feet on the west line, to a dead line in the rear, which is a broken line, measuring 161.9 feet thereon.
>
> Being the same property conveyed to Lindsay Rae Frederick and Stephen Duran Crone, joint tenants with the rights of survivorship, by Warranty deed from Jerry L. Bradshaw and Joyce A. Bradshaw, husband and wife, of record in Instrument No. 20200224-0019925, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing addresses of: 2312 Donna Hill Court, Nashville, TN 37214.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 16 day of July, 2021.

GRANTOR:

Stephen Duran Crone

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Duran Crone,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of July, 2021.

YASMINE BECTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 7, 2023

Notary Public

My Commission Expires: March 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 16 day of July, 2021.

YASMINE BECTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 7, 2023

Notary Public

My Commission Expires: March 7, 2023