Karen Johnson Davidson County
Batch# 693834 DEEDQC
08/10/2021 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $37.00
20210810-0107537

This Instrument Was Prepared By: William Davis, Attorney, P.C., 219 Ward Cir. #6, Brentwood, TN 37027

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL:**
Madison Queener 346 Compton Stone Dr Franklin, TN 37067	SAME	075-10-0-024.00

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$10,000.00.**

Madison Queener
Affiant

WILLIAM DAVIS NOTARY PUBLIC STATE TENNESSEE COUNTY

Subscribed and sworn to before me, this the ____ day of August, 2021.

Notary Public
My Commission Expires: 11-24-2024

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, Scott Evans Crouch do hereby quitclaim, and by these presents do transfer and convey all of my right, title, and interest unto Madison Queener, Grantee, in and to a certain tract or parcel of land in DavidsonCounty, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property also known as 204 Weldon Drive, Hermitage, TN 37076.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30 day of July, 2021.

S. E. Crouch

Scott Evans Crouch

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STATE OF Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Evans Crouch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30 day of July, 2021.

My commission expires: Sept. 11. 2022

Ilene Castronovo
Notary Public

ILENE CASTRONOVO
Commission # GG 257400
Expires September 11, 2022
Bonded Thru Budget Notary Services

EXHIBIT "A"
LEGAL DESCRIPTION:

Being Lot No. 196 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Officefor Davidson County, Tennessee, as follows:

Said Lot No. 196 fronts 80 feet on the easterly side of Weldon Drive and extends back 130.7 feet on the northerlyline and 138 feet on the Southerly line, to a dead line in the rear on which it measures 80.33 feet thereon.

Being the same property conveyed to Casher Crouch and wife, Shirley Evans, Crouch by Warranty Deed fromDaniel L. Cannady and wife, Doris M. Cannady, of record in Book 10402, Page 853, Register's Office forDavidson County, Tennessee, dated April 01, 1997 and recorded on April 02, 1997.

Being the same property conveyed to Shirley Evans Crouch by Quitclaim Deed from Casher C. Crouch of recordin Book 11353, Page 889, Register's Office for Davidson County, Tennessee, dated February 18, 1999 andrecorded on February 24, 1999.

Being the same property conveyed to Casher C. crouch, as tenants by the entirety by Quitclaim Deed from
Shirley A. Crouch of record in Instrument No. 20140915-0083966 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014.

Being the same property conveyed to Madison Bailey Crouch by Quitclaim Deed from Casher C. Crouch andwife, Shirley Evans Crouch, reserving a life estate of record in Instrument No. 20140915-0084230 Register'sOffice for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014.

Being the same property conveyed to Madison Bailey Crouch by Quitclaim Deed from Casher C. Crouch andwife, Shirley Evans Crouch, reserving a life estate, of record in Instrument No. 20140918-0085556, Register'sOffice for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 18, 2014.

Said Shirley Evans Crouch became deceased on June 22, 2016, thereby divesting said life estate. Said CasherC. Crouch became deceased on January 4, 2020, thereby divesting said life estate.

Being the same property conveyed to Glenn Evans Crouch and Scott Evans Crouch by Quitclaim Deed fromCasher C. Crouch and wife, Shirley Evans Crouch, reserving a life estate, of record in Instrument No. 20151123-0118194 Register's Office for Davidson County, Tennessee, dated November 09, 2015 and recorded onNovember 23, 2015.

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/09/2021 (date ~~of document~~).

Affiant Signature

08/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL