Karen Johnson Davidson County
Batch# 738033 DEEDQC
10/18/2021 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211018-0139285

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Marsha Harrell Crownover, Trustee Marsha Harrell Crownover Trust 4400 Belmont Park Terrace Unit 188 Nashville, TN 37215	same	131 03 0B 188.00 CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Marsha Crownover, being one and the same person as Marsha Lynn Crownover (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Marsha Harrell Crownover, Trustee, and her successors in trust, of the Marsha Harrell Crownover Trust dated October 8, 2021 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 188, Arden Place Cond, Section 4, 1st Amendment, of record in Book 4955, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marsha Crownover, unmarried, by Special Warranty Deed from Renasant Bank, of record at Instrument No. 20120724-0064854, Register's Office for Davidson County, Tennessee, dated July 24, 2012, and being the same property conveyed to Marsha Lynn Crownover by Quitclaim Deed from Robert Edgar Crownover, Jr., of record at Instrument No. 20150106-0001160, dated December 29, 2014, said Register's Office, as further amended by a Scrivener's Affidavit of record at Instrument No. 20150223-0015350, said Register's Office.

The legal description is the same as the previous deed of record.

This is improved property known as 4400 Belmont Park Terrace Unit 188, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the _____ day of October, 2021.

Marsha Harrell Crownover, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Marsha Harrell Crownover, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of October, 2021.

CAROLYN W. SCHOTT STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 2, 2022 DAVIDSON COUNTY

Notary Public

My Commission Expires: May 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Marsha Harrell Crownover, Affiant

Subscribed and sworn to before me this 8th day of October, 2021.

CAROLYN W. SCHOTT STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 2, 2022 DAVIDSON COUNTY

Notary Public

My Commission Expires: May 2, 2022

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, 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 October 8, 2021.

Carolyn W. Schott

10/8/2021

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of October, 2021.

Notary Public

My Commission Expires: 3/6/24

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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