Karen Johnson Davidson County
Batch# 749986 DEEDQC
11/05/2021 10:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211105-0148165

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS and
send tax bill to:
Timothy W. Lambright and Barbara L. Crossland
4013 Oxbow Dr.
Nashville Tennessee 37207

Real Estate Tax ID Number: **041 12 0 005.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

70295678-7238003

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 13 day of May, 2021 by and between **Barbara L. Crossland, a married woman, joined by her spouse, Timothy W. Lambright**, whose post office address(es) is/are **4013 Oxbow Dr., Nashville, Tennessee 37207,** as party or parties of the first part, "Grantor", and **Timothy W. Lambright and Barbara L. Crossland, husband and wife, as joint tenants with rights of survivorship,** whose post office address(es) is/are **4013 Oxbow Dr., Nashville, Tennessee 37207**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 4013 Oxbow Dr., Nashville, Tennessee 37207

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

Barbara L. Crossland (SEAL)
Barbara L. Crossland

(SEAL)
Timothy W. Lambright

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Barbara L. Crossland and Timothy W. Lambright**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: I. Scruggs
Commission Expiration Date: 11/06/2024

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

Barbara L. Crossland **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 13th **day of** May, **20**21.

Notary Public
NAME: I. Scruggs

My Commission Expires: 11/06/2024

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

70295678

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 041 12 0 005.00

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 24 ON THE PLAN OF BELLSHIRE ESTATES, SECTION 1, OF RECORD IN PLAT BOOK 2133, PAGES 124 AND 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Commonly known as: 4013 Oxbow Dr, Nashville, TN 37207-1626

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Barbara L. Crossland, unmarried, by deed dated August 28, 2013 of record in Deed Instrument/Case No. 20130829-0091162, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Susan Palmer, 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 05/13/2021 (date of document).

Affiant Signature

Susan Palmer

7/2/21

Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of July, 2021

Takisha D Harrison

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026