Karen Johnson Davidson County
Batch# 771712 DEEDQC
12/10/2021 01:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211210-0164191

THIS INSTRUMENT PREPARED BY: Alice M. Bohannon Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Lassie McDonald Crowder Affiant Subscribed and sworn to before me, this 8th day of December, 2021. Alice M. Bohannon Notary Public My Commission Expires: 11-08-2022

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Send Tax Bills to:	Map-Parcel Numbers:
Address of new owners:	
Lassie McDonald Crowder 2822 22nd Ave., South Nashville, TN 37215	SAME	117 02 0 196.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Lassie McDonald Crowder, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantor, does hereby remise, release and quitclaim all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to Lassie McDonald Crowder, Trustee of the Lassie McDonald Crowder Revocable Trust dated July 31, 2018, as amended and restated from time to time, hereinafter called the Grantee, and to the Grantee's successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9 day of December, 2021.

Lassie McDonald Crowder

Lassie McDonald Crowder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lassie McDonald Crowder, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand this 8 day of December, 2021.

Alice M. Bohannon

Notary Public

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2022

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lots Nos. 8 and 32 of Block No. 2 on the Plan of Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the westerly side of Valley Road and runs back between parallel lines 160 feet to a dead line.

Said Lot No. 32 fronts 100 feet on the easterly side of 22nd Avenue, South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Lassie McDonald Crowder, by deed from Lassie McDonald Crowder Trustee of the Crowder Family Trust under the Will of William B. Crowder, by deed from of record as Instrument No. 20190417-0035527, Register's Office for Davidson County, Tennessee.

This is improved property known as 2822 22nd Ave., South, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 December 8, 2021.

11-08-2021
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

