# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 777017 DEEDQC
12/20/2021 03:40:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211220-0168046

KN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER 2021.

Notary Public

MY COMMISSION EXPIRES: 5/15/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY (& return to):**
**Rudy & Partners, PLLC**
**608 Shelby Avenue**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Noelle B. Hurks** (as to ¼ interest), **Paige A. Plummer** (as to ¼ interest), & **William Christopher Moses, Trustee of Spendthrift Trust** (as to ½ interest) | **Same** | |
| (NAME) **3405 S. Calumet Avenue** | (NAME) | **070-03-0-009.00** |
| (ADDRESS) **Chicago, IL 60616** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**JOSEPHINE D. CROUCH, UNMARRIED, AS TO HER ½ UNDIVIDED INTEREST** ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEYS UNTO

**NOELLE B. HURKS, MARRIED, A ¼ UNDIVIDED INTEREST,** AND

**PAIGE A. PLUMMER, MARRIED, A ¼ UNDIVIDED INTEREST** ("GRANTEES")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, TO HOLD TITLE **TOGETHER WITH WILLIAM CHRISTOPHER MOSES, AS TRUSTEE OF SPENDTHRIFT TRUST, AS TO THE REMAINING ½ UNDIVIDED INTEREST IN SAID PROPERTY,** DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 98 ON THE PLAN OF HAYNES HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2331 PAGES 58 AND 59, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SHREEVE LANE AT THE CORNER OF LOTS 97 AND 98; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 328 FEET TO A POINT; THENCE NORTH 32 DEG. 25 MIN. WEST 62.8 FEET TO A POINT; THENCE NORTH 32 DEG 25 MIN. WEST 62.8 FEET TO A POINT;

THENCE NORTH 85 DEG. 10 MIN. WEST 20.1 FEET TO THE REAR CORNER OF LOTS 98 AND 100; THENCE NORTHERLY WITH THE LINE BETWEEN SAID LOTS 347.5 FEET TO A POINT IN THE MARGINS OF LEDFORD DRIVE; THENCE WITH SAID DRIVE EASTERLY 158.2 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A SOUTHEASTERLY DIRECTION 37.1 FEET TO A POINT IN THE MARGIN OF SHREEVE LANE. THENCE WITH THE SAME ALONG A SLIGHT CURVE SOUTHERLY 262.1 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY COVEYED TO **MARINELLE CROUCH MOSES AND HUBERT B. CROUCH, JR., AS TENANTS IN COMMON,** BY WARRANTY DEED FROM HUBERT B. CROUCH AND WIFE, MILDRED SHIPP CROUCH, OF RECORD IN BOOK 5653, PAGE 408, REGISTER'S

OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 19, 1980 AND RECORDED ON THE SAME DATE.

SAID HUBERT B. CROUCH, JR. HAVING SINCE DIED TESTATE ON FEBRUARY 22, 2004, BEQUEATHING HIS INTEREST IN SAID PROPERTY TO **MARIANELLE CROUCH MOSES (NOW GWENDOLYN MARINELLE CROUCH BIGGERSTAFF)** PURSUANT TO THE TERMS OF THE LAST WILL & TESTAMENT OF HUBERT B. CROUCH, JR., HAVING BEEN PROBATED IN DOCKET NO. 04P-986 BY THE 7TH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, EVIDENCED BY AFFIDAVIT OF INHERITANCE OF RECORD IN INSTRUMENT NO. 20041108-0134338, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 1, 2004 AND RECORDED ON NOVEMBER 8, 2004.

BEING THE SAME PROPERTY CONVEYED TO **MELANIE VICTORIA CROUCH**, AS TO A ½ UNDIVIDED INTEREST, AND **GWENDOLYN MARINELLE CROUCH MOSES BIGGERSTAFF**, AS TO THE REMAINING ½ UNDIVIDED INTEREST, BY QUITCLAIM DEED FROM GWENDOLYN MARINELLE CROUCH BIGGERSTAFF, OF RECORD IN INSTRUMENT NO. 20050714-0081470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 1, 2005 AND RECORDED ON JULY 14, 2005.*

SAID MELANIE VICTORIA CROUCH HAVING SINCE DIED INTESTATE ON JULY 28, 2019, LEAVING HER ½ UNDIVIDED OWNERSHIP INTEREST IN SAID PROPERTY TO HER MOTHER, **JOSEPHINE D. CROUCH**, AS HER SOLE HEIR AT LAW, EVIDENCED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NOS. 202102260024417 AND 20211220-0168045 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AS TO THE REMAINING ½ INTEREST, BEING THE SAME PROPERTY CONVEYED TO **WILLIAM CHRISTOPHER MOSES, AS TRUSTEE OF THE SPENDTHRIFT TRUST** BY QUITCLAIM DEED FROM GWENDOLYN MARINELLE CROUCH MOSES BIGGERSTAFF, HAVING BEEN JOINED IN THAT CONVEYANCE BY HER HUSBAND, ROBERT H. BIGGERSTAFF, OF RECORD IN INSTRUMENT NO. 20140102-0000157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 27, 2013 AND RECORDED ON JANUARY 2, 2014. **THE ½ UNDIVIDED OWNERSHIP INTEREST HELD BY WILLIAM CHRISTOPHER MOSES AS TRUSTEE OF SAID SPENDTHRIFT TRUST SHALL REMAIN UNCHANGED BY THIS CONVEYANCE.**

*SAID MARINELLE CROUCH MOSES, GWENDOLYN MARINELLE CROUCH BIGGERSTAFF, AND GWENDOLYN MARINELLE CROUCH MOSES BIGGERSTAFF, ARE ALL ONE IN THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **2516 SHREEVE LANE, NASHVILLE, TENNESSEE 37207.**

*****This instrument has been prepared by information provided by the parties*****

*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 15 day of December, 2021.

Josephine D. Crouch

Josephine D. Crouch

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand and official seal, this the 15 day of December, 2021.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023