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

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

Karen Johnson Davidson County
Batch# 804410 DEEDQC
02/11/2022 01:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220211-0016173

NEW OWNER(S) and
send tax bill to:
Shirley Ann Crouch and Judy Adams
1701 Sams Creek Rd., Ashland City, TN 37015

Real Estate Tax ID Number: **06600004800**

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.

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 **16th** day of **November**, 20**21**, by and between **William Thomas Crouch, who departed this world on 03/21/2019, and Shirley Ann Crouch, an unmarried woman, who acquired title as a married couple**, whose post office address is **1701 Sams Creek Rd., Ashland City, TN 37015,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Shirley Ann Crouch, an unmarried woman and Judy Adams, a married woman, Joint Tenants with Rights of Survivorship**, whose post office address is, **1701 Sams Creek Rd., Ashland City, TN 37015,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71461723QC101020206

WITNESSETH

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: 8304 River Road Pike, Nashville, TN 37209

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.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71461723QC101010306

Shirley Ann Crouch (SEAL)
Shirley Ann Crouch

STATE OF Tennessee

COUNTY Cheatham, to wit:

Personally appeared before me, a Notary Public of said county and State, **Shirley Ann Crouch**, 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.

Kimberly Kronick-Worrall
Notary Public

Name: Kimberly Kronick- Worrall

Commission Expiration Date: 09/02/2024



DR1 71461723QC101010406

AFFIDAVIT OF CONSIDERATION

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

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Shirley Ann Crouch **(SEAL)**

Affiant

Subscribed and sworn to before me on this the 16th **day of** November, **20** 21.

Kimberly Kronick-Worrall
Notary Public

NAME: Kimberly Kronick-Worrall

My Commission Expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

DR1 71461723QC101010506

202202110016173

EXHIBIT A

Legal Description:

Tax Id Number(s): 06600004800

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

LOCATED IN THE 8TH, DISTRICT OF SAID COUNTY, BEGINNING AT A STAKE IN THE WEST LINE OF A 3 ACRE TRACT CONVEYED TO BILLY GENE NICKENS AND WIFE, CAROLYN JEAN NICKENS BY DEED DATED JULY 25, 1975, AND S. E. CORNER OF A 1 ACRE OWNED BY WILLIAMS THOMAS CROUCH AND WIFE, SHIRLEY ANN CROUCH; THENCE WITH W. LINE OF NICKENS' 3 ACRE TRACT, S. 12° W. ABOUT 595 FEET TO A STAKE, NICKENS' S.W. CORNER; THENCE N. 78° W. 120 FEET TO A STAKE; THENCE N. 12° E. ABOUT 515 FEET TO A STAKE, S. W. CORNER OF SAID CROUCH'S 1 ACRE TRACT AND S. E. CORNER OF A TRACT OF 1.2 ACRES OWNED BY GEORGE L. MCCLENDON AND WIFE, MARY FRANCES MCCLENDON; THENCE WITH THE SOUTH LINE OF CROUCH'S 1 ACRE TRACT, S. 78° E. ABOUT 120 FEET TO THE BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

Parcel Identification Number: 06600004800
Commonly Known As: **8304 River Road Pike, Nashville, TN 37209**

Being the same property conveyed to William Thomas Crouch and wife, Shirley Ann Crouch, by deed dated July 25, 1975 of record in Deed Book 4936, Page 949, in the County Clerk's Office.

DR1 71461723QC101010606

Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, 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 11/16/2021 (date of document).

Affiant Signature

Feb 1, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 01 day of February, 2022

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