QUITCLAIM DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD-22-2727-Crabtree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauryn Crabtree and Kiela Crabtree	**New Owners**	**15001009700**
(NAME)	(NAME)	
309 Swynford Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN, 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 822277 DEEDQC
03/15/2022 08:14:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220315-0029748

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

LAURYN CRABTREE ("GRANTOR")

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

LAURYN CRABTREE AND KIELA CRABTREE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 263 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 4, OF RECORD IN PLAT BOOK 3600 AT PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GERTRUDE HUCLE AND LAURYN CRABTREE AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM GERTRUDE HUCLE, OF RECORD IN INSTRUMENT NO. 20170907-0091894, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID GERTRUDE HUCLE HAVING SINCE DIED IN DECEMBER OF 2018, TITLE VESTED IN LAURYN CRABTREE AS THE SURVIVING TENANT IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY OPERATION OF LAW.

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

*****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*****

This is **improved** property known as: 2727 MOSSDALE DRIVE, NASHVILLE, TN, 37217.

Witness our hands this the 9 day of March 2022.

Lauryn Crabtree
LAURYN CRABTREE
STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of March 2022, before me personally appeared **LAURYN CRABTREE,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of March, 2022.

Brittany Stewart
Notary Public

My Commission Expires: 11-3-2025

