QUITCLAIM DEED

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

AJ-QCD-22-309-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**	**172130A06600CO**
(NAME)	(NAME)	
309 Swynford Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN, 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 822278 DEEDQC
03/15/2022 08:16:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220315-0029749

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 A. 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. 16 ON THE PLAN OF WILLIAMS COVE, SECTION TWO, REVISION OF LOTS 14, 15,16, AND LOTS NO. 51, 52, AND 53, AS OF RECORD IN INSTRUMENT NO. 200003240030072, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW W. CRABTREE AND LAURYN A. CRABTREE, HUSBAND AND WIFE, BY WARRANTY DEED FROM PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 200006280064103, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID MATTHEW W. CRABTREE HAVING SINCE DIED IN DECEMBER OF 2021, TITLE VESTED IN LAURYN A. CRABTREE AS THE SURVIVING TENANT BY THE ENTIRETY 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: 309 SWYNFORD COURT, BRENTWOOD, TN, 37027.

Witness our hands this the 9 day of March, 2022.

Lauryn A. Crabtree

LAURYN A. CRABTREE

STATE OF Tennessee

COUNTY OF Davidson

On this the 9th day of March 2022, before me personally appeared **LAURYN A. 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

