Karen Johnson Davidson County
Batch# 850228 DEEDWARR
05/04/2022 09:49:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220504-0051547

THIS INSTRUMENT PREPARED BY:

Nora El-Chaer, Attorney at Law, PLLC
Nora El-Chaer
P.O. Box 393
Pegram, TN 37143

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James William Crouch 4433 Kirkbrook Court Nashville, Tennessee 37221	Owner	141-06-0C-161.00-CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in had paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **James Crouch and Kelly Crouch, as joint tenants with right of survivorship**, hereinafter called Grantor, by these presents does transfer, convey and quitclaim unto **James William Crouch,** a mailing address of 4433 Kirkbrook Court, Nashville, TN 37221, hereinafter called the Grantee, his heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the Final Plat of Riverbridge, Phase 2, Section 2 of record in Instrument No. 20100302-0015635, Register's Office for Davidson County, Tennessee, to which references is hereby made for a more complete description.

BEING the same property conveyed to James Crouch by Warranty Deed of record in Instrument No. 20111103-0085870 said Register's Office.

Being the same property conveyed to James Crouch and Kelly Crouch, husband and wife, as joint tenants with right of survivorship, in Instrument No. 20200527-0054687 said Register's Office.

Commonly known as: 4433 Kirkbrook Court, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, this instrument has been executed this ___ day of _____, 2022.

James Crouch

Kelly Crouch

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James Crouch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 2 day of May, 2022.

AMANDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 01-08-24

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kelly Crouch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 2 day of May, 2022.

AMANDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 01-08-24

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Kelly Cravel
Affiant

STATE OF TENNESSEE)
COUNTY OF _____)

Subscribed and sworn to before me this 2 day of May, 2022.

Amanda Osborne
Notary Public
My Commission Expires: 01-08-24

AMANDA C. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY