Karen Johnson Davidson County
Batch# 853863 DEEDQC
05/11/2022 03:18:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220511-0054248

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Patricia B. Crutcher, et al.
3906 Southview Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
069 04 0 099.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, I, **PATRICIA B. CRUTCHER,** (a single individual) Grantor, do hereby quitclaim and convey unto my children, **CAMILE CRUTCHER** and **JEREMIAH CRUTCHER,** Grantees, all remainder rights, title, and interest in my property while retaining a life estate interest, being the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 3 on the unrecorded survey by C.J. Carney, dated December 15, 1962, of parts of Lots Nos. 14, 15, 16, and 17, Block "EE", on the Revised Plan of Fairview Subdivision, of record in Book 1130, Page 54, said Register's Office, described as follows:
>
> **SAID** Lot No. 3 fronts 72.2 feet on the easterly margin of Southview Drive and extends back between parallel lines 175 feet to a dead line in the rear measuring 72.2. feet thereon.
>
> **BEING** the same property conveyed to Patricia B. Crutcher by deed from Loretta Powell (f/k/a Loretta Lockridge) and husband, Reginal D. Powell by deed of record as Instrument #20070418-0046098, Register's Office for Davidson County, Tennessee.

This is improved property known as 3906 Southview Drive, Nashville, Tennessee 37218

SAID property is conveyed subject to such limitations, restrictions and

encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 4th day of May, 2022.

Patricia B. Crutcher
PATRICIA B. CRUTCHER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 4th day of May, 2022, before me personally appeared **PATRICIA B. CRUTCHER,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Monica D. Edwards My Commission Expires: 09/08/2025
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Patricia B. Crutcher
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 4th day of May, 2022.

Monica D. Edwards My Commission Expires: 09/08/2025
NOTARY PUBLIC