QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Betty R. Cruickshank
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 7 DAY OF June, 20 22.

(Affix Seal)

TERESA LUNDINE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Teresa L. Lundine
Notary Public

My Commission Expires: 06-21-2025

Karen Johnson Davidson County
Batch# 869581 DEEDQC
06/10/2022 12:14:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220610-0066437

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
THE BETTY R. CRUICKSHANK REVOCABLE LIVING TRUST	SAME	119-06-0-100.00
95 Lutie Street		
Nashville, TN 37210		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTY R. CRUICKSHANK, a widow,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **BETTY R. CRUICKSHANK, Trustee of THE BETTY R. CRUICKSHANK REVOCABLE LIVING TRUST,** a Trust created on 7 day of June, 2022, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in DAVIDSON County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

This is ( ) unimproved property:

(X) improved property known as: 95 Lutie Street, Nashville, TN 37211

Witness my hand this 7 day of June, 2022

Betty R Cruickshank

BETTY R. CRUICKSHANK

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **BETTY R. CRUICKSHANK** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 7 day of June, 2022.

Teresa R. Lundine

Notary Public

My Commission Expires: 06-21-2025

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

BEING LOT NO. 39, ON THE PLAN OF STERLING SUB/DIV, SECTION 1, A PLAT WHICH IS OF RECORD IN BOOK 1424, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 39 FRONTS 60.0 FEET ON THE SOUTH SIDE OF LUTIE STREET AND RUNS BACK 175.25 FEET ON THE WEST LINE AND 174.62 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR WHICH MEASURES 60.0 FEET THEREON.

Being the same property conveyed to Stewart A. Cruickshank and Betty R. Cruickshank, husband and wife, from Jerry Wayne Hammonds, Sr. and Janet Lynn Hammonds, husband and wife, by a warranty deed recorded in Deed Book 7519, Page 762 in the Registers Office in Davidson County, Tennessee.