THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 875080 DEEDQC
06/21/2022 03:45:18 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20220621-0070679

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $0.00

James A Crossman

AFFIANT

Subscribed and sworn to before
me this 13 day of June 2022.

David A Childress

Notary Public

My Commission Expires:
5/9/2023

DAVID A CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Jim Crossman Realty, LLC Brian Jernigan Carrie Crossman Ellis 102 Woodmont Blvd. Suite 209 Nashville, TN 37205	New Owner	117-14-0-130.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and for the express purpose of correcting errors in the metes descriptions in several previously recorded deeds in the prior chain of title,

BEN F. HOUSE, as Trustee of the BEN F. HOUSE LIVING TRUST DATED JUNE 28, 1996,
JIM CROSSMAN REALTY, LLC, a Tennessee limited liability company,
BRIAN JERNIGAN, a married person, JAMES A. CROSSMAN, a married person,
and CARRIE CROSSMAN ELLIS, a married person,

("Grantors") by these presents do hereby remise, release and quitclaim unto

JIM CROSSMAN REALTY, LLC, a Tennessee limited liability company
BRIAN JERNIGAN, and
CARRIE CROSSMAN ELLIS,

("Grantees") their heirs, successors and assigns, as equal tenants in common with no rights of survivorship, all of the Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property"), more particularly described in EXHIBIT "A" attached hereto.

This Property is improved property known as 2209 Bandywood Drive, Nashville, Tennessee 37215.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Property is investment property and has never been the principal place of residence of the Grantors or their spouses.

WITNESS our hands this 13 day of June 2022.

BEN F. HOUSE LIVING TRUST DATED JUNE 28, 1996

Ben F. House

BEN F. HOUSE, Trustee

JIM CROSSMAN REALTY, LLC

James A. Crossman

By: JAMES A. CROSSMAN
Its: President

BRIAN JERNIGAN, Individual

James A. Crossman

JAMES A. CROSSMAN, Individual

Carrie Crossman Ellis

CARRIE CROSSMAN ELLIS, Individual

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in said county and State, BEN F. HOUSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of the Ben F. House Living Trust Dated June 28, 1996, the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee.

WITNESS my hand, at office, this 13th day of June 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

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 bargainor, JAMES A. CROSSMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Jim Crossman Realty, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of Jim Crossman Realty, LLC by himself as President.

WITNESS my hand, at office, this 10th day of June 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BRIAN JERNIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 13th day of June 2022.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES A. CROSSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 10th day of June 2022.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CARRIE CROSSMAN ELLIS, the within named 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 purpose therein contained.

WITNESS my hand, at office, this 10th day of June 2022.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A
(to Quitclaim Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot 35 and the easterly 30 feet of Lot 36 on the Map of Part 2, George Water's Subdivision, of record in Book 1130, Page 68, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner, Sumner and Cannon, dated September 29, 1983, as follows:

Beginning at an iron pin in the southerly margin of Bandywood Drive, said pin being the northwesterly corner of the property conveyed to Sam K. Harwell and Ben Griffith of record in Book 4168, Page 400, said Register's Office; thence South 1° 34' West 294.7 feet to an iron pin; thence North 88° 34' West 90.0 feet to an iron pin in the southeasterly corner of the property conveyed to Finis R. Sharp and wife, of record in Book 3618, Page 97, said Register's Office; thence North 1° 34' East 294.4 feet to an iron pin in the southerly margin of Bandywood Drive; thence with the margin of the same, South 88° 45' East 90.0 feet to a point of beginning.

Being the same property conveyed by Limited Warranty Deed from COVENTRY PARTNERS, a Tennessee general partnership, to JAMES A. CROSSMAN and BEN F. HOUSE, as tenants in common, dated August 31, 2000, of record in Instrument No. 20000831-0086394; Quitclaim Deed from BEN F. HOUSE to BEN F. HOUSE LIVING TRUST DATED JUNE 28, 1996, BEN F. HOUSE TRUSTEE, dated May 1, 2006, of record in Instrument No. 20060525-0061411; Warranty Deed (containing errors in the metes descriptions) from THE BEN F. HOUSE LIVING TRUST DATED JUNE 28, 1996, BEN F. HOUSE TRUSTEE to BRIAN JERNIGAN, 50% interest as a Tenant in Common, dated December 17, 2008, of record in Instrument No. 20081218-0121023; Warranty Deed (containing errors in the metes descriptions) from BRIAN JERNIGAN to JAMES A. CROSSMAN, 8 1/3% Tenant in Common interest, dated February 11, 2009, of record in Instrument No. 20090212-0012286; Warranty Deed (containing errors in the metes descriptions) from BRIAN JERNIGAN to JAMES A. CROSSMAN, 8 1/3% Tenant in Common interest, dated February 27, 2009, of record in Instrument No. 20090302-0017980; Warranty Deed (containing errors in the metes descriptions) from JAMES A. CROSSMAN to CARRIE CROSSMAN ELLIS, 33 1/3% Tenant in Common interest, dated July 29, 2009, of record in Instrument No. 20090730-0071396, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from JAMES A. CROSSMAN, unmarried, to JIM CROSSMAN REALTY, LLC, a Tennessee limited liability company, dated March 31, 2021, of record in Instrument No. 20210401-0043042, Register's Office for Davidson County, Tennessee.