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# 889276 DEEDQC
07/14/2022 03:01:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220714-0081150

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 31st day of March 2021.

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 102 Woodmont Blvd. Suite 209 Nashville, TN 37205	New Owner	034-15-0-051.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

JAMES A. CROSSMAN, unmarried,

by these presents does hereby remise, release and quitclaim unto

JIM CROSSMAN REALTY, LLC, a Tennessee limited liability company,

its successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" attached hereto.

This is improved property known as 1200 Northgate Business Pkwy, Madison, Tennessee 37115.

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

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.

WITNESS my hand this 31 day of March 2021.

James A Crossman
JAMES A. CROSSMAN

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 31st day of March 2021.

Dorit P Cobb
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

Exhibit A
(to Quitclaim Deed)

Legal Description

Land in Davidson County, Tennessee being Lot(s) 22 and 23, as shown on the map entitled Northgate Business Park, of record in Plat Book 6900, page 889, corrected in Book 8310, page 397, 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 by Warranty Deed from BETTY M. PERALES, EXECUTRIX OF THE ESTATE OF PEDRO J. PERALES, DECEASED, to JAMES A. CROSSMAN, dated June 6, 2017, of record in Instrument No. 20170607-0056788, Register's Office for Davidson County, Tennessee.

The above description is the same as used in the previous deed of record.