Karen Johnson Davidson County
Batch# 996243 DEEDQC
04/26/2023 08 18 45 AM 2 pgs
Fees $12 00 Taxes $0 00
20230426-0030474

THIS INSTRUMENT PREPARED BY SCHULMAN, LeROY & BENNET, P C 3310 WEST END AVE , STE 460 NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $0 00 Affiant Subscribed and sworn to before me, this 24th day of April, 2023 Notary Public My Commission Expires 5-9-2023	
Address New Owner. Wayburn A. Crabtree Jessica Louise Crabtree 4096 Moss Rose Drive Nashville, TN 37216	Send Tax Bills to. Same	Tax Information Map/Parcel· 042-10-0-014 00

ASHLEY NORTON GOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUIT CLAIM DEED

For and in consideration of the sum of One and no/100 DOLLARS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Wayburn A. Crabtree**, an unmarried man (hereinafter called the "Grantor"), does hereby quitclaim and convey unto **Jessica Louise Crabtree and Wayburn A. Crabtree** (hereinafter called the "Grantees") as Joint Tenants with Right of Survivorship, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County Tennessee, being Lot No 34 on the Plan of Sherry Heights, Section II, of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the said lot.

Being the same property conveyed to Wayburn A. Crabtree, an unmarried man, by Warranty Deed from Lilian Lawrence-Crabtree, of record as Instrument Number 20090108-0002047, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Port Drive, Madison, Tennessee 37115.

This Quitclaim Deed has been executed and delivered by Wayburn A. Crabtree in order to vest ownership of the property in **Jessica Louise Crabtree and Wayburn A. Crabtree** for the purpose of creating a joint tenancy with right of survivorship. This property is conveyed subject to limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no

representations or warranties whatsoever with regard to the property or the Grantor's interest therein.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 24th day of April 2023.

GRANTOR

Wayburn A. Crabtree

NOTARY PUBLIC · NORTON GOLD · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Wayburn A. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 24th day of April, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-9-2023