Karen Johnson Davidson County
Batch# 1018408 DEEDQC
06/23/2023 02:45:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230623-0048065

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address of New Owners	Send Tax Bills To	Parcel ID Numbers
Christy C. Fields Martin L. Crutchfield 7109 Forrest Oaks Drive Nashville, TN 37221	Martin L. Crutchfield 7109 Forrest Oaks Drive Nashville, TN 37221	104 04 0 146.00

EXECUTOR'S QUITCLAIM DEED

Recitals

Jerry D. Crutchfield (the "Decedent") died testate on January 11, 2022, leaving a Last Will and Testament dated August 13, 2009 (the "Will"), which has been probated and properly recorded under Docket No. 22PR-12155 in the Chancery Court for Williamson County, Tennessee. Patsy J. Crutchfield, Christy C. Fields, and Martin L. Crutchfield are the duly qualified and acting Co-Personal Representatives of the estate of Jerry D. Crutchfield, who owned the real property described below (the "Property"). Pursuant to a qualified disclaimer executed by Patsy J. Crutchfield on August 9, 2022, and Item V(B)(2) of the Decedent's Last Will and Testament, the Property shall pass outright and free of trust to Christy C. Fields and Martin L. Crutchfield, who are both over the age of 40 years.

NOW THEREFORE, for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Patsy J. Crutchfield, Christy C. Fields, and Martin L. Crutchfield, in their capacity as Co-Personal Representatives of the estate of Jerry D. Crutchfield (the "Grantors"), do hereby quitclaim and convey unto Christy C. Fields and Martin L. Crutchfield, individually (the "Grantees"), as tenants in common, their successors and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber, all of their right, title and interest as Co-Personal Representatives in and to the Property, which is located in Davidson County, Tennessee and described on Exhibit A hereto.

This is improved property known as 1106 17th Avenue South, Nashville, TN 37212.

The description herein is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 11 day of April, 2023.

Patsy J. Crutchfield, as Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Patsy J. Crutchfield, the within named bargainor, Co-Personal Representative, 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.

WITNESS my hand, at office, this 11 day of April, 2023.

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/09/2027

[SIGNATURES CONTINUE ON FOLLOWING PAGES.]

Christy C. Fields, as Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Christy C. Fields, the within named bargainor, Co-Personal Representative, 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.

WITNESS my hand, at office, this 11 day of April, 2023.

DAVID FAUSTINO SANDOVAL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/09/2027 DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/09/2027

[SIGNATURES CONTINUE ON FOLLOWING PAGES.]

Martin L. Crutchfield, as Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Martin L. Crutchfield, the within named bargainor, Co-Personal Representative, 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 purposes therein contained.

WITNESS my hand, at office, this 11 day of April, 2023.

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/09/2027

[SIGNATURES CONTINUE ON FOLLOWING PAGE.]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 11 day of April, 2023.

Notary Public
My Commission Expires: 03/09/2027

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of the subdivision of Lot No. 16 in O. B. Hayes' Plan of Large Lots, called Rokeby, as of record in Book 161, page 86, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jerry D. Crutchfield from Jerry D. Crutchfield, d/b/a Vintage Properties, a partnership, by quitclaim deed of record in Instrument Number 20170707-0068367, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Apr 11, 2023 (date of document).

Affiant Signature

06/07/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of June, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

