Karen Johnson Davidson County
Batch# 1041004 DEEDQC
08/22/2023 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230822-0065314

Name and Address of New Owner:
Send Tax Bills To:
Daniel Edward Crowe
2001 Remington Park Road
Nashville, TN 37076

Map & Parcel No: 064-16-0D-001.00-CO

This Instrument Prepared By:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elliot Snowtrain Entertainment Services, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Daniel Edward Crowe, unmarried,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Section One, Truxton Park, of record in Plat at Instrument No. 20001026-0106272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tomohisa Thomas Ishii and Barbara Elisabeth Ishii, husband and wife by Warranty Deed from Scott Faber and Tanisha Faber, husband and wife of record in Instrument No. 20051017-0124916 Register's Office for Davidson County, Tennessee, dated October 13, 2005 and recorded on October 17, 2005.

Being the same property conveyed to Elliot Snowtrain Entertainment Services, LLC, a Tennessee limited liability company by Warranty Deed from Tomohisa Thomas Ishii and Barbara Elisabeth Ishii, Husband and Wife of record in Instrument No. 20230502-0032528 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 02, 2023.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21st day of August, 2023.

Elliot Snowtrain Entertainment Services, LLC

Daniel Edward Crowe, Member

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of August, 2023, before me personally appeared **Daniel Edward Crowe, Member** of **Elliot Snowtrain Entertainment Services, LLC** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he, as such Member executed the instrument for the puproses therein contained.

Witness my hand, at office, this 21st day of August, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 21st day of August, 2023.

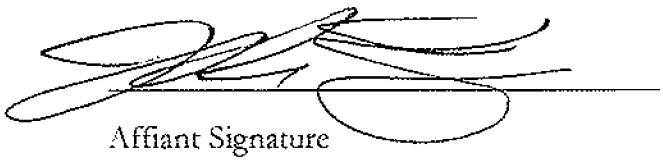
Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

202308220065314

Certificate of Authenticity

I, Joshua A. Terry, 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 8/21/2023.



Affiant Signature

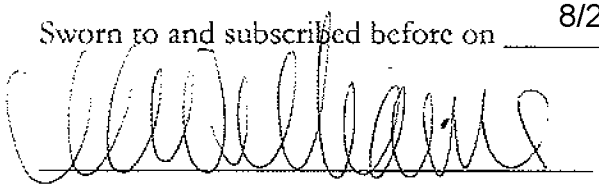
8/21/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/21/2023.



Notary Public



My Commission Expires: 5-22-23