QUITCLAIM DEED

Karen Johnson
Batch # 1083611
12/19/2023 11:57:31 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231219-0097750

B-SB-23-2410

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 THE 13th DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Genorris Crawford	Same as new owner	
(NAME)	(NAME)	**081-03-2I-001.00-CO**
2410 A 14th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1164		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GENORRIS CRAWFORD,** an unmarried woman hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of TWENTYFOURTEN FOURTEENTH AVENUE NORTH, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221102-0118224, amended in Instrument No. 20230117-0003613, 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 a portion of the same property conveyed to Andrew T. Crawford and wife, Winifred M. Crawford by Warranty Deed from Blanche Hines (now Wilson) of record in Book 3218, page 243, Register's Office for Davidson County, Tennessee, dated March 27, 1961 and recorded on April 07, 1961. The said Andrew T. Crawford is deceased having died on or about October 2, 2000, leaving Winifred M. Crawford as surviving tenant by the entirety.

Being a portion of the same property conveyed to Genorris Crawford by Quitclaim Deed from Winifred Miller Crawford of record in Instrument No. 20180710-0066461 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on July 10 , 2018.

Being the same property conveyed to Genorris Crawford and JMR Investments, LLC by Quitclaim Deed from Genorris Crawford of record as Instrument Number 20221102-0118225, Register's Office for Davidson County, Tennessee, dated October 20, 2022 and recorded on November 02, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2410 A 14th Avenue North, Nashville, Tennessee 37208-1164**.

Witness my/our hand(s) this the 13th day of December, 2023.

JMR Investments, LLC

BY: Joseph M Roberts III

Joseph M. Roberts, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JMR INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of December, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212