QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

B. Jeff Pressley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of February, 2024.

Mary Gail Porter
NOTARY PUBLIC

COMMISSION EXPIRES: 12-05-2026
MGP 12-05-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1106346 DEEDQC
03/01/2024 08:09:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20240301-0014133

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
David E. Lee and Regina G. Lee 2403 Cruzen Street Nashville, TN 37211	Same as Owners	118 08 0 120.00 118 08 0 119.00 118 08 0 118.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **Martha A. Lee** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **David E. Lee and Regina G. Lee** (hereinafter "Grantees"), and their heirs, successors and assigns, to each an equal share of my one-third (1/3) undivided interest as a tenant in common in and to the following described tracts (parcels) of land in Davidson County, Tennessee:

Tract 1 (2403 Cruzen Street, Nashville, TN 37211 - Parcel ID # 118 08 0 120.00):

LAND in Davidson County, Tennessee, being Lot No. 201 (erroneously referred to as Lot No. 2 at one point in previous conveyance) on the Map of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for said County.

SAID Lot No. 201 fronts 50 feet on the westerly side of Cruzen, also known as Cruzen Street and Cruzen Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to David E. Lee, Regina G. Lee, and Martha A. Lee, as tenants in common, by Warranty Deed from Lucio Diaz and wife, Nora Adriana Macias Rodriguez of record in Instrument No. 20020613-00772214 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2403 Cruzen Street, Nashville, TN 37211.

Tracts 2 and 3 (2405 Cruzen Street, Nashville, TN 37211 - Parcel ID # 118 08 0 119.00) and (2407 Cruzen Street, Nashville, TN 37211 – Parcel ID # 118 08 0 118.00):

Land in Davidson County, Tennessee being Lots Nos. 199 and 200 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, RODC, Tennessee.

Said Lots Nos. 199 and 200 front together 100 feet on the westerly side of Cruzen Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to David E. Lee, Martha A. Lee, and Regina G. Lee by Deed from Granville E. Williams, Jr., unmarried, of record in Book 9607, page 710, in the Register's Office for Davidson County, Tennessee.

Tract 2 is unimproved property known as 2405 Cruzen Street, Nashville, TN 37211.
Tract 3 is unimproved property known as 2407 Cruzen Street, Nashville, TN 37211.

The foregoing transfer and conveyance of Grantor's interest in Tracts 1, 2 and 3 as described hereinabove is intended to fully divest Grantor of all of her right, title and interest in and to the described tracts and vest all right, title and interest thereto in David E. Lee and Regina G. Lee as tenants in common each holding a one-half (1/2) undivided interest therein.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 26th day of February, 2024.

Martha A. Lee, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha A. Lee, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, and further upon oath acknowledged that she did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 26th day of February, 2024.

Commission Expires: 2/9/2025

Notary Public

MATTHEW WILLOUGHBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 29 day of February, 2024.

02/29/2024

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29 day of February, 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027