THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue; #540
Nashville, TN 37203

Karen Johnson
Batch # 1107693
03/06/2024 09:59:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240306-0015514

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Samuel N. Crosby, Jr. **Amy F. Crosby** **Eleanor K. Fuller** 4400 Belmont Park Terrace; Apt 218 Nashville, TN 37215	Same	131-03-0C-218.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00) Dollar, and other good and valuable consideration,, the receipt and sufficiency whereof is hereby acknowledged, **Samuel N. Crosby, Jr.,** the Grantor, has bargained and sold, and does hereby transfer, convey and quitclaim unto **Samuel N. Crosby, Jr. and Amy F. Crosby, husband and wife,,** the Grantees, their heirs and assigns, all of his rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 218 on the Plan of Arden Place, Section Nine, of record in Plat Book 5210, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete description of the property.

Being thesame property vested in Samuel N. Crosby, Jr. (a 50% unidivded interest) by Quitclaim Deed from Ann S. Crosby, Trustee of the Ann S. Crosby Tennessee Property Trust, of record as Instrument No. 20220105-0001963, said Register's Office.

The purpose for this conveyance is to vest title in Samuel N. Crosby, Jr. and Amy F. Crosby, husband and wife, as tenants by the entireties with the rights of survivorship, an undivided 50% interest, and Eleanor K. Fuller, an undivided 50% interest.

Grantor covenants that he is lawfully seized of and posseses his interest in said real property in fee simple and has a right to convey his interest, subject to such limitations and encumbrances as may affect the premises.

Whenever used, the signular number shall include the plueral, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as 4400 Belmont Park Terrace; Apt 218; **Nashville, TN 37215**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 26 day of February, 2024.

Samuel N. Crosby, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel N. Crosby, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of February, 2024.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
NOTARY PUBLIC
My Commission Expires: 5-9-26

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 26th day of February, 2024.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
NOTARY PUBLIC
My Commission Expires: 5-9-26