Karen Johnson
Batch # 1107693
03/06/2024 09:59:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240306-0015515

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

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Samuel N. Crosby, Jr. **Amy F. Crosby** 3908 Trimble Road Nashville, TN 37215	Same	130-07-0-191.00

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, **Amy F. Crosby, Trustee,** 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 forever, all of her 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 parts of Lots number 217 and 218 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tracts, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described according to a survey made by S. R. Saford, Jr., November 21, 1945, as follows:

Beginning on the northerly margin of Trimble Road, as now located, 100 feet west of the northwest corner of said Trimble Road and Brighton Avenue; thence with the northerly margin of said Trimble Road, westwardly 100 feet to a stake; thence northwardly 278 feet 6 inches to a stake in the southerly line of Lot Number 219; thence with said line, eastwardly 100 feet to a stake 100 feet west of the westerly margin of said Avenue; thence southwardly 225 feet 11 inches to the beginning.

Being the same property conveyed to Amy F. Crosby, Trustee of the TYC Land Trust, dated November 5, 2017, by Quitclaim Deed from Kathleen Rosenthal, Trustee of the TYC Land Trust, dated November 5, 2017, of record as Instrument No. 20180406-0032267, 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.

Grantor covenants that she is lawfully seized and possesses her interests in said real property in fee simple and has a right to convey that interest subject to such limitations and encumbrances as may affect the premises.

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

This is improved property known as 3908 Trimble Road; Nashville, TN 37215

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 27 day of February, 2024.

The TYC Land Trust, dated November 5, 2017

BY: _____ Trustee
Amy F. Crosby, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amy F. Crosby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged herself to be the **Trustee** of the **TYC Land Trust, dated November 5, 2017,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Amy F. Crosby** as such **Trustee**.

Witness my hand and official seal this the 27 day of February, 2024.

_____ **my commission expires:** 11-8-27
NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 27 day of February, 2024.

_____
NOTARY PUBLIC
My Commission Expires: 11-8-27

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE