Karen Johnson
Batch # 1117216
04/02/2024 10:43:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240402-0022760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

William Henry Marsh
Affiant

Subscribed and sworn to before me on this 27 day of March 2024.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
William Henry Marsh 5303 Elkins Ave. Nashville, TN 37209	New Owner	091 15 0 061.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will William Henry Marsh, Personal Representative for the Estate of Jennie Crittendon (appointed in Probate Court Case number 23P-1986, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), hereinafter called the Grantor(s), has bargained and sold and hereby remises, releases and forever quitclaims unto William Henry Marsh hereinafter called the Grantee(s), his heirs, successors, and assigns, all Grantor'(s) interest in a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block No 13 on the map of the Realty Savings Bank and Trust Company's Revised Plan, of the West Extension of Charlotte Park Company's First Addition to Nashville, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning on the southerly margin of Elkins, formerly Second, Avenue at the northwest corner of the property conveyed to Ethel Dilday, et al, by deed from John T. Hill and wife, of record in Book 1335, page 209, said Register's Office; thence with Dilday's westerly line, southwardly 180 feet, more or less, to the northerly margin of an alley, thence with said alley, westwardly 62 feet to the southeast corner of the property conveyed to Robert L. Thomas and wife, by deed from N.C. and St. L. Railway, of record in Book 1291, page 532, said Register's Office; thence with

Thomas' easterly line, northwardly 180 feet to the southerly margin of Elkins Avenue, thence with said Avenue, eastwardly 62 feet to the beginning.

Being the same property conveyed to John C. Crittendon, Sr. and Jennie M. Darkins, now known as Jennie M. Crittendon as joint tenants with right of survivorship by deed from Tommy Hardy D/B/A Hardy Realty Company, a sole proprietorship, of record in Book 6458, Page 653, Register's Office for Davidson County, Tennessee. The said John C. Crittendon, Sr. having died prior to Jennie M. Crittendon, and Jennie M. Crittendon then having died.

This is improved property known as 5303 Elkins Ave., Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions 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.

WITNESS my hand this 27 day of March, 2024.

William Henry Marsh

William Henry Marsh

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Henry Marsh, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 27 day of March, 2024.

Notary Public

My Commission Expires: 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY