Karen Johnson Davidson County
Batch# 1125390 DEEDQC
04/22/2024 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240422-0028484

File No: ARS-98191
Grantor's Loan No. R002799

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search
or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
William A Crawford and Patricia G Crawford, 804 Virginia Avenue, Nashville, TN 37216

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 061 10 0 080.00

QUITCLAIM DEED

Patricia G. Crawford, a married woman, ("Grantor"), of **804 Virginia Avenue, Nashville, TN 37216**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other goodand valuable consideration in hand paid, receipt of which is hereby acknowledged,conveys and quitclaims his/her/their interest to **William A Crawford and Patricia G Crawford**, husband and wife as tenants by the entirety, ("Grantee"), whose tax mailingaddress is **804 Virginia Avenue, Nashville, TN 37216,** with quitclaim covenants, thefollowing described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the westerly 53 feet of the easterly 160 feet of Lots Nos. 106, 107, and 108 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Registers Office for said County. Said part of Lot No. 108 fronts 53 feet on the southerly side of Virginia Avenue, and together with said parts of Lots Nos. 106 and 107, extends back between parallel lines 260 feet to a dead line.

Parcel ID: 061 10 0 080.00

Property Address is: 804 Virginia Avenue, Nashville, TN 37216

Being the same property conveyed to Patricia G. Crawford from Patricia G. C. Moore by Quit Claim Deed dated July 10, 2007 and recorded December 6, 2007 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20071206-0141419.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 29, 2024:

Patricia G. Crawford

Patricia G. Crawford

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Patricia G. Crawford**, personally known to me, or has produced License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of March, 2024.

Cheryl M Rodgers
Notary Public
Exp 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 03/29/2024 (date of document).

Affiant Signature

04/12/2024
Date

State of California

County of Placer

Sworn to and subscribed before me this 12th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

