Karen Johnson
Batch # 1139703
05/28/2024 10:07:33 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240528-0039275

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215**	STATE OF TENNESS COUNTY OF DAVID The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2024 Notary Public My Commission Expires: 9/7/26

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

QUITCLAIM DEED

Address New Owner: John Crosthwaite 1921 Warfield Dr Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 131-02-2F-002.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Keith Crosthwaite and Katherine Crosthwaite, husband and wife,** hereinafter referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **John Goodall Crosthwaite, unmarried,** his successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "B" on the plan of 1921 A and B Warfield, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1921 A and B Warfield, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150615-0056883, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Keith Crosthwaite and Katherine Crosthwaite, by deed from Andrew Ward, of record in Instrument No. 20211202-0159910, dated November 30, 2021, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May 2024.

Keith Crosthwaite

Katherine Crosthwaite

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Keith Crosthwaite and Katherine Crosthwaite, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of May, 2024.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026