Karen Johnson
Batch # 1144567
06/07/2024 11:18:07 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240607-0042810

This Instrument Prepared by:
Adam J. Berk, Esq.
Elder Law of Nashville PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties.

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Keith B. Crowe, Affiant

Donna J. Crowe, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 13th day of May, 2024.

ADAM J. BERK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Adam J. Berk, Notary Public
My Commission Expires: 11/2/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 13th day of May, 2024.

ADAM J. BERK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Adam J. Berk, Notary Public
My Commission Expires: 11/2/2026

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Keith B. Crowe and Donna J. Crowe, Trustees 3510 Richland Avenue Living Trust 3510 Richland Avenue Nashville, TN 37205	SAME	104-05-399

FOR NO MONETARY CONSIDERATION, we, Keith B. Crowe and wife, Donna J. Crowe, by these presents do hereby quitclaim and convey unto Keith B. Crowe and Donna J. Crowe, Trustees of the 3510 Richland Avenue Living Trust, dated May 13, 2024, all my right, title, and interest in and to the following described tract of land:

BEING Lot No. 99 of Block No. 4 on the Plan of Richland Realty Company's First Subdivision, Division "A". A plan of said property is of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, showing the same divided into blocks, but not showing the subdivision of blocks into small lots, according to a survey made by W.B. Southgate, Surveyor, March 28, 1924, said Lot No. 99 is described as follows:

BEGINNING on the northerly margin of Richland Avenue at a point 554.5 feet east of Bowling Street, said point being the common corner of Lots Nos. 99 and 101; thence with the line between said two lots, northwardly 154 feet to the southerly margin of an alley; thence with said alley eastwardly 51 feet to the corner of Lots Nos. 97 and 99; thence with the line between said two lots, southwardly 145 feet to the northerly margin of Richland Avenue; thence with said Avenue, westwardly 52 feet to the beginning.

Being the same property conveyed to Keith B. Crowe and wife, Donna J. Crowe by W. Steven Keith and wife, Suzanne Keith, by Warranty Deed of record in Book 10383, Page 667-669, said Register's Office for Davidson County, Tennessee.

This improved property known as 3510 Richland Avenue, Nashville, TN 37205.

Witness our hands this 13th day of May, 2024.

Keith B. Crowe

Donna J. Crowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith B. Crowe and Donna J. Crowe, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of May, 2024.

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Adam J. Berk, Notary Public
My Commission Expires: November 2, 2026