AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10608950

Karen Johnson Davidson County
Batch# 1146057 DEEDQC
06/11/2024 02:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240611-0043749

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 049 00 0 018.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): 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.

THIS DEED made and entered into on this 31 day of MAY, 2024 by and between **Gwendolyn E. Crenshaw, individually and as surviving spouse of Curtis L. Crenshaw, deceased,** residing at 3720 Westport Drive, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Gwendolyn E. Crenshaw, an unmarried woman** and **Kristin E. Crenshaw, an unmarried woman, as joint tenants with right of survivorship,** residing at 3720 Westport Drive, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3720 Westport Drive, Nashville, TN 37218

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/01/1990 under Book: 8099, Page: 348 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gwendolyn E. Crenshaw

Gwendolyn E. Crenshaw

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gwendolyn E. Crenshaw** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 31st day of May, 20 24.

Tonya Cantrell

Notary Public

My Commission expires: 8/28/2024

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 08-28-2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Gwendolyn E. Crenshaw

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 31st day of May, 2024.

Notary Public
My Commission Expires: 8/28/2024

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 08-28-2024

Name and address for person(s) responsible for taxes:

Gwendolyn E. Crenshaw and Kristin E. Crenshaw
3720 Westport Drive
Nashville, TN 37218

Name and address of property owner:

Gwendolyn E. Crenshaw and Kristin E. Crenshaw
3720 Westport Drive
Nashville, TN 37218

EXHIBIT A
LEGAL DESCRIPTION

The following described property in the County of Davidson, State of Tennessee, to-wit:

Being a tract of land on the northerly margin of Westport Drive being all of the property described in Deed Book 2927, Page 258, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc. dated April 19, 1990 as follows:

Beginning in the northerly margin of Westport Drive, said point being the southwest corner of the David L. Terrell property; said point also being the southeast corner of the herein described tract; thence running along the northerly margin of Westport Drive, south 89 degrees, 53 minutes, west 125 feet to a point; thence north 0 degree 15 minutes, east 311 feet to a point; thence north 75 degrees, 25 minutes, east 128.5 feet to a point; thence south 0 degree, 07 minutes, west 343.12 feet to the point of beginning.

Being the same which Russell Truett and wife, Bessie M. Truett by Deed dated April 27, 1990 and recorded May 1, 1990 in the County of Davidson, State of TN in book 8099 page 348 conveyed unto Curtis L. Crenshaw and wife, Gwendolyn E. Crenshaw, as tenants by the entirety.

Parcel ID Number: 049 00 0 018.00

Property commonly known as: 3720 Westport Drive, Nashville, TN 37218

Tennessee Certification of Electronic Document

I, **Irma Covarrubio,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 **5-31-2024** (date of document).

Affiant Signature

Date **5-31-2024**

STATE OF TEXAS

COUNTY OF COLLIN

Sworn to and subscribed before me this **31** day of **MAY**, **2024**

Notary Signature

My Commission Expires: _____

DEE ANN POTEET
Notary Public, State of Texas
Comm. Expires 08-19-2026
Notary ID 2289133