THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1156700 DEEDQC
07/11/2024 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0052174

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tygima Steele **3021 Hummingbird Drive** **Nashville, TN 37218**	**Ameris Bank** **1850 Parkway Place #400** **Marietta, GA 30067**	**059 13 0 116.00**

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James E. Crenshaw** by these presents does hereby quitclaim and convey his interest* unto, **Tygima Steele, unmarried woman** her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, being Lot No. 215 on the Plan of TREPPARD HEIGHTS, of record in Book 2663, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victoria E. Caldwell, William H. Chambers, III, Shirley Ann Griffin, Tygima Ann Steele, James E. Crenshaw, and Liana Sawyers Maxwell, by Executor's Deed from Victoria E. Caldwell, as Executor of the Estate of Cora Ella Pryor, deceased, of record in Instrument No. 20231128-0091930, in the Register's Office of Davidson County, Tennessee, dated November 21, 2023 and recorded on November 28, 2023.

Being the same property conveyed to Robert L. Pryor, unmarried, by Warranty Deed from Willie Jefferson, Jr. et ux Harolyn W. Jefferson, of record in Book 5219, Page 327, in the Register's Office of Davidson County, Tennessee, dated November 03, 1977 and recorded on November 07, 1977. The said Robert L. Pryor died on June 15, 1999 (testate) devising subject property to Cora E. Pryor, see Last Will and Testament recorded in Instrument Nos. 20000330-0032045 and 20000404-0033467 and Affidavit of Heirship of record in Instrument No. 20000404-0033466, in the Register's Office of Davidson County, Tennessee. The said Cora E. Pryor died on April 23, 2022 (testate) devising subject property to Victoria E. Caldwell, William H. Chambers, III, Shirley Ann Griffin, Tygima Ann Steele, James E. Crenshaw, and Liana Sawyers Maxwell, also see Probate recorded in Docket No. 23P686, in the Seventh Circuit Court of Davidson County, Tennessee.

Being also known as 3021 Hummingbird Drive, Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 28th day of June, 2024.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

** This being property acquired by inheritance and being separate property under T.C.A. 36-4-21 or otherwise similar statues herein. Said property having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27 day of June, 2024.

James E. Crenshaw

STATE OF MD
COUNTY OF Montgomery

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

Witness my hand and seal this 27 day of June, 2024.

Notary Public

My Commission Expires: Jan 10, 2027

Celestine Shird
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES JANUARY 10,2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 27, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25