This instrument was prepared by:
THE ZANGER LAW FIRM
135 Clif Garrett Drive
White House, TN 37188
615-672-0511
With information provided

Send Tax Bill to:
Barbara Crossland
2612 Winding Way Rd.
Franklin, KY 42134

Karen Johnson Davidson County
Batch # 1183783 DEEDQC
09/20/2024 08:52:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240920-0072931

Map 25-7 Parcel 16

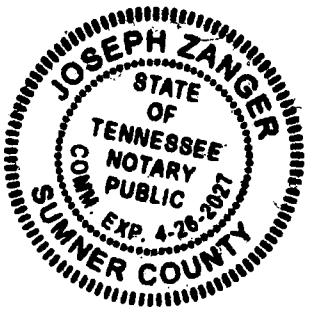
EXECUTOR'S DEED

CLIFFORD H. CROSSLAND died on January 5, 2024, Testate. The Estate was admitted to probate in the Probate Court of Davidson County, Tennessee, Docket 24P362. Barbara Crossland, daughter of the decedent, was qualified by the Court as the personal representative of the Estate, was qualified by the Court as the personal representative of the Estate. At the time of his death, Clifford H. Crossland was vested with an ownership interest in the property subject to this Deed, more completely described below. At the death of Clifford H. Crossland, his ownership interest in the property subject to this deed vested in her heirs, Mark Crossland and Barbara Crossland. All debts of the decedent have been paid. There is no Tennessee inheritance tax due. ***In accordance with the laws of the State of Tennessee, Mark Crossland, a named heir to the Estate of Clifford H. Crossland pursuant to the Last Will and Testament accepted for probate by the Probate Court of Davidson County, Tennessee, hereby quitclaims and conveys all right, title and interest in this property to the Estate of Clifford H. Crossland and the remaining heir to the Estate, Barbara Crossland.*** In accordance with T.C.A. § 31-2-103 the Real Property subject to this Deed is described as follows:

> **LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 83 ON THE PLAN OF RANCHWOOD ESTATES, SECTION III, AS OF RECORD IN BOOK 3300, PAGE 59, REGISTER'S OFFICE, NASHVILLE, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A COMPLETE LEGAL DESCRIPTION.**

And being the same property conveyed to Clifford H. Crossland and wife, Geneva Crossland, by Charles Hamilton by Warranty Deed #20010213-00113914 and recorded in the Register's Office, Davidson County, Tennessee at Nashville.

Witness my hand at White House, Tennessee this the 10th Day of September, 2024



Estate of Mary Agnes Scott

By _____
MARK CROSSLAND
HEIR TO THE ESTATE OF CLIFFORD CROSSLAND

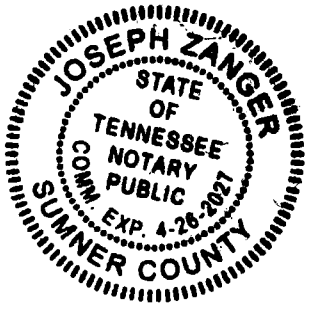
T.C.A. 67-4-409(a)(3)(D) exempts this instrument from tax. This instrument is being used to evidence distribution of the property to a beneficiary pursuant to the law of intestate succession, and pursuant to T.C.A. 31-2-201 *et. seq.*

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a notary public of the state and county aforementioned, personally appeared Mark Crossland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be an heir to the Estate of Clifford H. Crossland, the within named bargainor, and that he has such executed for the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Office this 10th Day of September, 2024.



_____
Notary Public
My Commission Expires: 04/26/2027