Karen Johnson
Batch # 1185285
09/24/2024 09:46:00 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240924-0073928

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Thomas Marion Malone 2020 B 9th Avenue North Nashville, TN 37208	New Owner	081-03-0-300

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Bryant Carter Crowson, an unmarried man,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Thomas Marion Malone, an unmarried man,** all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 2020B on the M & S Homes I, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for M & S Homes I, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181114-0112203 and amended in No. 20190305-0019924, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of M & S Homes I, a Horizontal Property Regime with Private Elements contained in said Declaration and the plat filed as Exhibit "B" to said Declaration appeared in Instrument No. 20181114-0112203 and amended in No. 20190305-0019924 and By-Laws appended thereto as Exhibit "C", said Register's Office are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas Marion Malone, an unmarried man, and Bryant Carter Crowson, an unmarried man, as joint tenants with Right of survivorship, by Warranty Deed from Modern Homes, LLC, a Tennessee Limited Liability Company and Seliim Hammoud, of record in Instrument No. 20210104-0000223, Register's Office, Davidson County, Tennessee.

This is improved property known as **2020 B 9th Avenue North, Nashville, TN 37208.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 9 day of August, 2024.

GRANTOR:

Bryant Carter Crowson

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Bryant Carter Crowson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2024.

NOTARY PUBLIC

DUNCAN MORRIS NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 11/24/24

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON