Prepared by and Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court, S-202
Hendersonville, TN 37075
H-24-5212

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 24th **day of October, 2024.**

Notary Public
My commission expires: 9/27/2026

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires

Address of New Owner:	Send Tax Bills to:	Tax Information:
Barbara Crossland 2612 Winding Way Road Culleoka, TN 38451	Same as new owner	025 07 0 016.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Mark Crossland and Barbara Crossland as Executrix of the Estate of Clifford H. Crossland,** hereinafter the Grantors, by these presents, does hereby quitclaim and convey unto **Barbara Crossland**, hereinafter the Grantee, all the interest the Grantors have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

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.

Being the same property conveyed to Clifford H. Crossland and wife, Geneva Crossland, by Warranty Deed from Charles Hamilton dated 02/09/2001 and recorded on 02/13/2001 in Instrument #20010213-0013914 , Register's Office of Davidson County, Tennessee.

Being further conveyed to The Estate of Clifford H. Crossland and the remaining heir to the Estate, Barbara Crossland by Executor's Deed from 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 dated 09/10/2024 and recorded on 09/20/2024 in Instrument No. 20240920-0072931, in the Register's Office of Davidson County, Tennessee.

Property Address: 305 Rosehill Drive Goodlettsville, TN 37072

This property is improved property known as 305 Rosehill Drive, Goodlettsville, TN 37072.

Witness my hand this 24th day of October, 2024.

Karen Johnson Davidson County
Batch# 1199462 DEEDQC
10/31/2024 11:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241031-0084308

Mark Crossland
Mark Crossland

Barbara Crossland
Barbara Crossland as Executrix of the Estate of Clifford H. Crossland

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mark Crossland and Barbara Crossland as Executrix of the Estate of Clifford H. Crossland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24th day of October, 2024.

Notary
My Commission Expires:_____

(Notary Seal)

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 9/27/2026

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 10/29/2024.

Affiant Signature – Joshua A. Terry

10/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/30/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON