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

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

Affiant

Karen Johnson Davidson County
Batch# 1203030 DEEDQC
11/08/2024 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241108-0087355

Subscribed and sworn to before me, this 6 day of November, 2024.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Timothy Wayne Lambright Barbara Lynne Crossland 305 Rosehill Drive Goodlettsville, TN 37072	New Owner	025 07 0 016.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Barbara Crossland, married,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Timothy Wayne Lambright and Barbara Lynne Crossland, husband and wife**, hereinafter the Grantee(s), all the interest the Grantor(s) has/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.

Being the same property conveyed to Barbara Crossland by Quitclaim Deed from Mark Crossland and Barbara Crossland as Executrix of the Estate of Clifford H. Crossland, dated October 29, 2024, recorded on October 31, 2024, of record in Instrument No,. 20241031-0084308, 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 4 day of November, 2024.

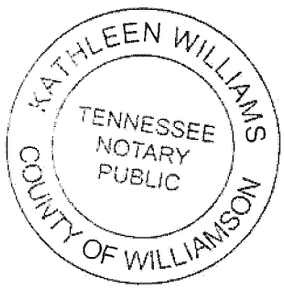
Barbara Crossland
Barbara Crossland

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Barbara 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 4 day of November, 2024.

Notary
My Commission Expires: 5-10-27
(Notary Seal)



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 11/4/2024.

Affiant Signature – Joshua A. Terry

11/6/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/6/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27