Karen Johnson Davidson County
Batch # 1209138 DEEDQC
12/02/2024 10:34:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241202-0093349

This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Lee Ann Crossman, Trustee for The Lee Ann Crossman Revocable Living Trust 2358 Old Hwy 431 S. Greenbrier, TN 37073	SAME	09112034200

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS this Quitclaim Deed is being executed in furtherance of an estate planning package for Grantor.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lee Ann Crossman**, an un-married person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey all her interest, in and to the below described property, unto the said **Lee Ann Crossman, Trustee for The Lee Ann Crossman Revocable Living Trust dated the 15th day of July, 2024,** (the "Grantee"), its successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 513 of Block No. 83, Plan No.1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.
>
> **BEING** the same property conveyed to Lee Ann Crossman, by deed of record in Instrument No.: 20171212-0126390, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 4606 B Indiana Avenue, Nashville, TN 37209.

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.

WITNESS my hands this 7th day of November, 2024.

GRANTOR - **LEE ANN CROSSMAN**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEE ANN CROSSMAN,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of November, 2024.

NOTARY PUBLIC

My Commission expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ Zero.

Affiant

Subscribed and sworn before me this 7th day of November, 2024.

NOTARY PUBLIC

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY