This Instrument Prepared From Information Furnished by the Parties by:
**SUE HAMILTON, ATTORNEY**
**161 Belle Forest Circle, Nashville, TN 37221**

MAP - 156-13 PARCEL - 31

| SEND TAX BILLS TO: | NAME AND ADDRESS OF NEW OWNERS |
|---|---|
| Stephen Crawford | Stephen Crawford, Molly E. Silver and Joshua E. Silver |
| 5805 Chase View Road | 5805 Chase View Road |
| Nashville, Tennessee 37221 | Nashville, Tennessee 37221 |

STATE OF TENNESSEE )
ss :
COUNTY OF DAVIDSON )

Karen Johnson
Batch # 1233027
02/03/2025 02 17 10 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250203-0008052

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration;

This Quitclaim Deed (the Deed) is made effective this 30th day of January 2025 (the Effective Date) between the following **STEPHEN W. CRAWFORD** (the Grantor) and **MOLLY ELISE SILVER AND JOSHUA ERIN SILVER,** siblings, as joint tenants with rights of survivorship (the Grantees).

WITNESSETH, that the Grantor, for and in consideration of the sum of one dollar and other good and valuable considerations to it in hand paid by Grantees, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantor has, if any, in the real property (the Property) situated in the ELEVENTH (11th) Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEING that certain land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Revision Two, Final Plat for Chase Creek, of record in Plat Book 9700, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to PATRICIA A. SILVER, by Warranty Deed from Davids McDonal Arnold, and Melanie R. Arnold, husband and wife, dated August 30,

2005, in Instrument Book 20050830-0103727, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to STEPHEN CRAWFORD, by Quitclaim Deed from Stephen Crawford, Executor of the Estate of Patricia A. Silver, dated July 14, 2020, in Instrument Book 20200722-0080596, in the Register's Office of Davidson County, Tennessee.

The Property will be held as a joint tenancy with rights of survivorship subject to Life Estate with the Grantor, STEPHEN W. CRAWFORD, reserving the exclusive right to possession use and enjoyment of the property and any and all rents and profits of the property during the remaining lifetime of the Grantor, without any liability to the Grantor for waste or any duty to account to the Grantees.

This is unimproved property, known as 5805 Chase View Road, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, I have hereunto set my signature, this 30th day of January, 2020.

STEPHEN W. CRAWFORD
Grantor

STATE OF TENNESSEE )
ss.:
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **STEPHEN W. CRAWFORD**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Tennessee this 30th day of January, 2025.

Notary Public

My commission expires: March 8, 2028

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration given for this transfer is $1.00 (one dollar).

Affiant

Sworn to and subscribed before me this 30th day of January, 2026.

Notary Public

My commission expires: March 8, 2028