Karen Johnson
Batch # 1241738
02/27/2025 09 13 47 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250227-0014468

PREPARED BY:
A. TYLER WHITAKER
ATTORNEY AT LAW
601 WEST MAIN STREET
LEBANON, TN 37087

SEND TAX BILLS TO: NEW OWNER
Jason Crosslin
827 Tall Oak Trail
Mt. Juliet, TN 37122
MAP/PARCEL 065-B/07

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Whitaker Law Office, A. Tyler Whitaker Attorney at Law, shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For ten dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Kelly Diane Lankford, do hereby sell, transfer, convey and quitclaim unto the James "Jason" Crosslin, his heirs and assigns, all of my right, title and interest in and to the following described real estate located in Davison County, Tennessee, to-wit:

Being Lot No. 498 on the Plan of Sherwod Forest, Section 5, as of record in Plat Book 4660, page, 190, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James "Jason" Crosslin, Amie D. Vaugh and Kelly Diane Lankford, by Affidavit of Heirship, dated the 13th day of February 2025, in the Register's Office of Davidson County, Tennessee, # 20250220-0012582

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

This property has an address of 4860 Shshone Drive, Old Hickory, TN 37138.

In testimony whereof, I, Kelly Diane Lankford, have hereunto set my signature this the 8th day of Feb., 2025.

Kelly D Lankford
KELLY DIANE LANKFORD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within named Bargainor, KELLY DIANE LANKFORD, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 8th day of February, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/6/2027.

JERI MALONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value of this transfer is (-$10.00-).

JAMES "JASON" CROSSLIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the state and county aforesaid, the within named, JAMES "JASON" CROSSLIN, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 8th day of February, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/6/2027.

JERI MALONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON