Karen Johnson Davidson County
Batch# 1246163 DEEDQC
03/14/2025 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0018793

This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Joanna C. Curran, Affiant

STATE OF Washington)
COUNTY OF King)

Sworn to and subscribed before me
This 18th day of December, 2024

NOTARY PUBLIC

My Commission Expires Feb. 02, 2028

Notary Public
State of Washington
EDEN A EDORIA
COMMISSION# 20104267
MY COMMISSION EXPIRES
February 02, 2028

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

Andrew Daniel Crowe, Affiant

STATE OF Washington)
COUNTY OF King)

Sworn to and subscribed before me
This 7th day of February, 2025

NOTARY PUBLIC

My Commission Expires Oct 22, 2026

MARGARET CHOI
Notary Public
State of Washington
Commission # 203931
My Comm. Expires Oct 22, 2026

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:
Joanna C. Curran
2021 1st Ave. C12
Seattle, WA 98121

SEND TAX BILLS TO:
Same

MAP & PARCEL NO.
130 03 0 094.00

FOR NO MONETARY CONSIDERATION, We, Joanna C. Curran and Andrew Daniel Crowe, Co-Trustees of the Testamentary Family Trust created by the Last Will and Testament of Jean Norris Crowe, by these presents do hereby quitclaim and convey unto Joanna C. Curran and Andrew Daniel Crowe as tenants in common, all our right, title and interest in and to the following described tract of land:

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 200 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office

for said County and that part of Brighton Avenue lying immediately in the rear of the same, which was closed by instrument of record in Book 1334, page 402, and re-recorded in Book 1358, page 316, said Register's Office, as shown on and described according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, March 8, 1946, as follows:

Beginning at an iron pin in the easterly margin of Lynwood Boulevard, 7.7 feet south of the original corner of Lot Nos. 199 and 200, at the southwest corner of the property of Charles E. Southern and wife; thence along the Southern's South line and his south line extended, easterly, passing the original westerly margin of Brighton Avenue at 263.4 feet, a total distance of 323.5 feet, to an iron pin in the original east line of Brighton Avenue, now closed, and the west line of Lot No. 226, being 21.7 feet south of the corner of Lot Nos. 225 and 226; thence with the east margin of Brighton Avenue, now closed along the west line of Lot No. 226, southerly 135 feet -to an iron pin which is 43.3 feet north of the corner of Lot Nos. 226 and 227 of said plan; thence north 83 °30' west 349.1 feet to an iron pin in the east margin of Lynwood Boulevard; thence with the margin of the same northerly 135 feet to the beginning.

Being the same property that passed into the Family Trust according to the Last Will and Testament of Jean Norris Crowe of record as Instrument No 20150903-0090143 said Register's Office.

This improved property known as 602 Lynwood Blvd, Nashville, TN 37205

Witness our hands on the dates next to our names.

12/18/2024
Date

Joanna C. Curran

01/7/2025
Date

Andrew Daniel Crowe

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Daniel Crowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, ~~this~~ 7th day of February, 2025

NOTARY PUBLIC

My Commission Expires: Oct 22, 2026

MARGARET CHOI
Notary Public
State of Washington
Commission # 203931
My Comm. Expires Oct 22, 2026

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 7th day of February, 2025.

Affiant Signature

3/11/2025
Date

STATE OF Tennessee)

COUNTY OF Davidson)

Sworn to and subscribed before me this 11 day of March, 2025.

Notary Public

My Comission Expires: 07/03/2028

[SEAL]

ABBIGAIL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028