This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
615-244-2770
(no title search performed)

Karen Johnson Davidson County
Batch # 1254855 DEEDQC
04/01/2025 02:05:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024711

QUITCLAIM DEED

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Angus M. G. Crook, Trustee Nancy F. Crook, Trustee 105 Leake Avenue #55 Nashville, TN 37205	SAME	Map 116-13-0-C Parcel 055.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0).

AFFIANT

Subscribed and sworn to before me this 13th day of March, 2025.

LESA H. SKONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires Nov. 3, 2025

Notary Public

My commission expires: 11-5-25

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, ANGUS M. G. CROOK and spouse, NANCY F. CROOK, the Grantors, and for the purpose of severing a tenancy by entirety and funding our revocable living trusts, do hereby transfer and convey unto ANGUS M. G. CROOK as Trustee of the ANGUS M. G. CROOK REVOCABLE TRUST, an undivided fifty percent (50%) interest as tenant in common, and NANCY F. CROOK as Trustee of the NANCY F. CROOK REVOCABLE TRUST, as to an undivided fifty percent (50%) interest as tenant in common, as Grantees, all of our right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 55, together with Parking Space No. 10 on the Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, Revising Plat Book 4175, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Pages 407 & 410, and Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426 and restated in Instrument No. 20130214-0015134, said Register's Office.

Being the same property conveyed to Angus M. G. Crook and Nancy F. Crook, husband and wife, of record in Instrument No. 20220816-0092721, Register's Office of Davidson County, Tennessee.

This is improved property known as 105 Leake Avenue, #55, Nashville, TN 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13th day of March, 2025.

GRANTORS:

Angus M. G. Crook

Nancy F. Crook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ANGUS M. G. CROOK the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of March, 2025.

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named NANCY F. CROOK the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of March, 2025.

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025