Address New Owner·	Map-Parcel Numbers.	Send Tax Bills To.
The Davidson Tennessee Community Property Trust dated April 16, 2025 **3537 Crestridge Drive** **Nashville, TN 37204**	**118 14 0 103.00**	**SAME**

Karen Johnson
Batch # 1262112
04/21/2025 08 17 20 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250421-0029689

This instrument prepared by. Carter Shelton J
2021 Richard Jones Road, Suite 240, Nashville

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Luanne L. Davidson** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **The Davidson Tennessee Community Property Trust dated April 16, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **3537 Crestridge Drive, Nashville, TN 37204.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 16 day of April, 2025

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 16 day of April, 2025

Luanne L. Davidson

Luanne L. Davidson

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 **Luanne L. Davidson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of April, 2025

Notary Public

My Commission Expires
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 24 on the map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 24 fronts 111.1 feet on the west side of Crestridge Drive and runs back between lines, 148 feet on the north line and 154.1 feet on the south line to a dead line in the rear on which it measures 102 feet.

BEING the same property conveyed to Luanne L. Davidson, by deed of record as Instrument Number 20071213-0143582, in the Register's Office for Davidson County, Tennessee.