Karen Johnson Davidson County
Batch# 1276150 DEEDQC
05/21/2025 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250521-0040135

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Dell Crosslin and Madeline Carroll Crosslin, Co-Trustees 1111 Nichol Lane Nashville, TN 37205	Justin Dell Crosslin and Madeline Carroll Crosslin, Co-Trustees 1111 Nichol Lane Nashville, TN 37205	130 05 0 133.0

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JUSTIN DELL CROSSLIN and CARROLL BRUNNER CROSSLIN, hereby quitclaim and convey to JUSTIN DELL CROSSLIN and MADELINE CARROLL CROSSLIN, CO-TRUSTEES OF THE CROSSLIN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on as follows:

Being the north part of Lot No. 19, Block 5, Map of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County.

Said part of Lot No. 19 fronts 123 feet 4 inches on the westerly side of Nichol Lane, formerly Midland Drive, and runs back 166 feet on the northerly line and 160 feet, more or less, on the southerly line, to the easterly line of Lot No. 6 on which it measures 123 feet.

Being the same property conveyed by deeds of record in Book 5046, page 334 and Book 7886, page 607, Register's Office for Davidson County, Tennessee.

Being property known as 1111 Nichol Lane, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, we have executed this instrument on this 21st day of May, 2025.

JUSTIN DELL CROSSLIN

CARROLL BRUNNER CROSSLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Justin Dell Crosslin and Carroll Brunner Crosslin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 21 day of May, 2025.



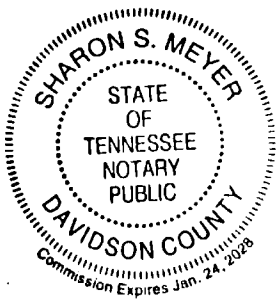
Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Justin Dell Crosslin

Subscribed and sworn to before me, this 21 day of May, 2025.



Notary Public
My Commission Expires: 01/24/2028

47015768.4

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or 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 May 21, 2025.

Date

Lucretia Albert

Affiant Signature

05/21/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of May, 2025

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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