Karen Johnson Davidson County
Batch # 1276248 DEEDQC
05/22/2025 08 52.30 AM 2 pgs
Fees $12 00 Taxes $0 00
20250522-0040243

This Instrument Prepared By
Capstone Title & Escrow, LLC
210 Baber Park W , Suite 150
Gallatin, TN 37066

QUITCLAIM DEED

That for good and valuable considerations not necessary to be herein mentioned, the receipt of all of which is hereby acknowledged, **Thomas J. Crouse,** has quitclaimed all his rights, title and interest and hereby transfers and conveys unto **Thomas J. Crouse,** the following described lots, tracts, or parcels of land, to-wit·

Being located in the Eighth Civil District of Davidson County, Tennessee, and described as follows

LAND in Davidson County, Tennessee, being Lot No 132 on the Plan of Bayview Estates, Phase One, First Revision, of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

Previous and last conveyance being a Warranty Deed from **John Wayne Scott, Successor Trustee of the Evelyn Frese Revocable Living Trust Dated, 12/29/2002** to **Thomas J. Crouse, III and Talia Elaine Crouse, Husband and Wife,** dated April 22, 2013, and recorded April 29, 2013, in Instrument Number 20130429-0042122, Register's Office for Davidson County, Tennessee. See also an Order From Default Hearing from **Talia Naquin** to **Thomas J. Crouse**, dated April 5, 2024, and recorded April 5, 2024, in EFILED CASE NO 14D1063 in the Register's Office of Davidson County, Tennessee

Map/Parcel: 136 05 0A 036.00

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and/or their agents, no boundary survey was made at the time of this conveyance. The description contained herein is being taken from the previous and last Warranty Deed.

Taxes hereinafter are to be mailed to the grantee herein at·

Grantee's Address
136 Woodmont #B Nashville, TN 37205

The words "(Grantor)" and "(Grantee)" shall include their respective successors and assigns where the context requires or permits

IN WITNESS WHEREOF, Thomas J. Crouse has caused this instrument to be executed on this ____ day of 5/19, 2025

Thomas J. Crouse

State of Tennessee
County of Sumner

Personally appeared before me, a Notary Public, the within named bargainor, Thomas J. Crouse with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this 19th day of May, 2025

Notary Public

My Commission Expires: 5/24/28

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of May 2025

Notary/Register

Commission Expires. 5/24/28

DURINDA CRABTREE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MAY 24, 2028