QUITCLAIM DEED

The actual consideration or value for this transfer is $ 0

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 17 day of June, 2025

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1285271 DEEDQC
06/17/2025 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250617-0047548

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
RANDEL L. CROTTS, & KEVIN R. CROTTS 135 Park Circle Old Hickory, TN 37138	New Owners	053 11 0 / 080.00 053 11 0 / 081.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my brother, KEVIN R. CROTTS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **STEVEN L. CROTTS**, un-married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, (moiety of ½ of the whole), equitable and otherwise unto:

KEVIN R. CROTTS the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 and 8 of Block B, on the subdividion Map No. 3 of Life & Casualty Insurance Co. Property of record in [Plat] Book 974, page 11, in the Register's Office for Davidson County, Tennessee, to which said survey / plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randel L. Crotts and Steven L. Crotts, as Joint tenants with Right of Survivorship, by deed from Jerry Bowers, dated August 12th 2020 and of record as Instrument #20200814-0091100, Register's Office for Davidson County, Tennessee

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 135 Park Circle, Old Hickory, TN 37138.

Comes now Steven L. Crotts, First being duly sworn according to law, and makes oath that, The property conveyed herein is not my primary residence, nor the residence of my spouse or any dependant, and this conveyance is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 13 day of 6 (June), 2025.

Steven L. Crotts

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Steven L. Crotts the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 13 day of June 2025.

NOTARY PUBLIC

My Commission Expires: 01/24/2025

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

****

QUITCLAIM DEED

From:
STEVEN L. CROTTS

To:
KEVIN R. CROTTS

Property:
135 Park Circle
Old Hickory, TN 37138

20250617004754B

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 June 13 2025.

Leroy Johnston Ellis, IV, Affiant

June 17, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 17 day of June, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com