Karen Johnson Davidson County
Batch# 1293819 DEEDQC
07/03/2025 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250703-0052869

PREPARED BY:

Sophie L. Buntin, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | SOPHIE@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Kim D Crowder
AFFIANT

Subscribed and sworn to before me on this day, July 3, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES OCTOBER 24, 2028

New Owner Address:
Crowder-Woods Family Trust
3525 Crestridge Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118-14-0-106

QUITCLAIM DEED

Kim D. Crowder ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **the Crowder-Woods Family Trust, dated July 3, 2025** ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Mary Samuel Woods**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 3, 2025**.

Kim D. Crowder

Mary Samuel Woods

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kim D. Crowder and Mary Samuel Woods**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 3, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Longview Manor, Sections One and Two, of record in Book 1424, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim D. Crowder from Isaac L. Howard and wife, Donna M. Howard, by deed of record in Instrument No. 20110215-0012998, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 3525 Crestridge Drive, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 July 3, 2025.

Affiant Signature

7-3-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 3, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028