Karen Johnson Davidson County
Batch # 1305026 DEEDQC
08/01/2025 11:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250801-0061152

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is ~~greater~~, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 24 day of July, 2025.

Notary Public
My Commission Expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Joseph P. Croker and Denise L. Croker, Co-Trustees 820 Magnolia Court East Nashville, TN 37221	Same as current	142 11 0B 029.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOSEPH PATRICK CROKER AND WIFE, DENISE LOUISE CROKER hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto JOSEPH P. CROKER AND DENISE L. CROKER, CO-TRUSTEES OF THE CROKER FAMILY TRUST DATED JULY 24, 2025 , hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Magnolia Court, a Planned Unit Development, of record in Book 7900, page 729, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to JOSEPH PATRICK CROKER AND WIFE, DENISE LOUISE CROKER by deed from WILMA JAYNE CARRELL, of record in Document # 20130410-0035405, Register's Office for Davidson County, Tennessee.

This is improved property known as 820 Magnolia Court East, Nashville, TN 37221

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR hands this 24 day of July, 2025.

JOSEPH PATRICK CROKER

DENISE LOUISE CROKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JOSEPH PATRICK CROKER AND DENISE LOUISE CROKER with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of July, 2025.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed