Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1311168 DEEDQC
08/18/2025 09 07 37 AM 3 pgs
Fees $17 00 Taxes $0 00
20250818-0065503

Jerry Wayne Criswell

TO:

Jerry Wayne Criswell and Sandra Sue Criswell, Trustees of the Criswell Family Community Property Trust, dated August 13, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 13th day of August, 2025, by and between **Jerry Wayne Criswell** ("Grantor"), and **Jerry Wayne Criswell and Sandra Sue Criswell, Trustees of the Criswell Family Community Property Trust, dated August 13, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantees, **all of Grantor's right, title, and fifty percent (50%) interest** in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 47, on the Plan of Maplewood Heights, as of record in Book 547, Page 77, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 47 fronts 100 feet on the westerly side of Saunders Avenue and runs back between parallel lines 300 feet to a dead line.

BEING **the Grantor's fifty percent (50%) interest** in the same property conveyed to Robert Lewis Criswell (unmarried), Vernon Dale Criswell (unmarried), Jerry Wayne Criswell (married to Sandra Sue Criswell) as Joint Tenants with Right of Survivorship, RESERVING OR RETAINING, HOWEVER, A LIFE ESTATE IN AND TO THE SAID CAROLYN SCOTT (unmarried, SS #: XXX-XX-0350) by Quitclaim Deed from Robert Lewis Criswell (unmarried), Vernon Dale Criswell (unmarried), Jerry Wayne Criswell (married to Sandra Sue Criswell), and Carolyn Scott (unmarried), dated November 11, 1999, and recorded on November 23, 1999, in Book 11754, Page 237, in the Register's Office for Davidson County, Tennessee The said Robert Lewis Criswell having since passed away. The said Carolyn Scott passed away on March 3, 2016, extinguishing the life estate, and leaving Vernon Dale Criswell (unmarried) and Jerry Wayne Criswell (married to Sandra Sue Criswell) as the surviving joint tenants with rights of survivorship of the

subject property.

This is the same description as in the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **4207 Saunders Avenue, Nashville, TN 37216**.

Sandra Sue Criswell, spouse of Jerry Wayne Criswell, joins in this Quitclaim Deed in order to quitclaim any right, title, or interest she my have in the subject property by virtue of her marriage to Jerry Wayne Criswell.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Jerry Wayne Criswell
Grantor

Sandra Sue Criswell
Spouse of Grantor

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jerry Wayne Criswell and Sandra Sue Criswell**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and seal at office this the 13th day of August, 2025.

Notary Public

My Commission Expires: 12/19/28

MELISSA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Jerry Wayne Criswell and Sandra Sue Criswell, Trustees 3379 Worsham Springs Road Greenbrier, TN 37073	Same/Owner	4207 Saunders Avenue Nashville, TN 37216 061-06-0-120.00