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
20250818-0065504

Jerry Wayne Criswell, et ux.

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 and wife, Sandra Sue Criswell** ("Grantors"), 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 Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 73 on the Plan of Maplewood Home Tract, of record in Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the westerly margin of Burrus Street, 114 feet north of Gillock Street at the northeast corner of the property conveyed to Edward Erle O'Connor and wife, by deed of record in Book 731, Page 88, said Register's Office; thence along O'Connor's northerly line, westerly 200 feet to a point in the east margin of the property conveyed to Gertrude Greene, by deed of record in Book 794, Page 192, said Register's Office; thence along Greene's easterly line, northerly 68 feet, more or less, to the south line of the property conveyed to James R. Ruffell, Jr., and wife, by deed of record in Book 741, Page 564, said Register's Office; thence along Ruffell's southerly line easterly 200 feet to the westerly margin of Burrus Street; thence with the margin of the same southerly 68 feet to the point of beginning.

BEING the same property conveyed to Jerry Wayne Criswell and wife, Sandra Sue Criswell, as tenants by the entireties, by Quitclaim Deed from the heirs at law of Robert Criswell and wife, Helen L. Criswell (both deceased), namely Robert Lewis Criswell (unmarried), Vernon Dale Criswell (unmarried), Jerry Wayne Criswell (married to Sandra

Sue Criswell), and Carolyn Scott (unmarried), recorded on November 23, 1999, in Book 11754, Page 250, in the Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Robert Criswell and Helen L. Criswell by Warranty Deed from James T Lynn, Secretary of Housing and Urban Development, acting by and through the Federal Housing Commission of record in Deed Book 4721, Page 562

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: **3805 Burrus Street, Nashville, TN 37216.**

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
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	3805 Burrus St Nashville, TN 37216 061-14-0-115.00