Karen Johnson Davidson County
Batch# 1328393 DEEDQC
09/30/2025 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250930-0077714

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 13th day of August, 2025.

Notary Public
My commission expires: 9/27/26

Address of New Owner:	Send Tax Bills to:	Tax Information:
The Flooring Guys 2, A Tennessee General Partnership 408 Landon Drive Nashville, TN 37220	New Owner	119-05-0-346.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, I, **Shamar Gunn,** Grantor, by these presents, do hereby quitclaim and convey unto **The Flooring Guys 2, a Tennessee General Partnership,** hereinafter the Grantee, all of her right, title and interest in and to the following tract(s) or parcel(s) of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the west 50 feet of Lot Nos. 5, 6 and 7, of Block 2, on the Plan of the Subdivision of Blocks 1 and 2 in Cumberland Nurseries as of record in Book 161, Page 35, Register's Office for said County.

Said parts of said lots front 50 feet on the south side of Joyner Avenue and run back between parallel lines along the east margin of the first alley west of Foster Street or Avenue, 150 feet to another alley in the rear.

BEING the same property conveyed to Thomas Crawford and wife, Joe Etta H. Crawford, by Warranty Deed from Laneive K. Cartwright, dated 1/4/1947 and recorded in Book 1431, Page 238, in the Register's Office of Davidson County, Tennessee. The said Thomas Crawford having predeceased Joe Etta H. Crawford on October 3, 1992. The said Joe Etta H. Crawford, also known as Joetta Crawford, having since died, intestate, on or about January 2, 1997, her estate having been probated under Docket No. 97P-1212, in the Probate Court for Davidson County, Tennessee. Pursuant to Affidavit of Heirship recorded 12/18/1998 in Book 11259, Page 510, said Register's Office, subject property became vested in her heirs at law: Thomas Crawford, Jr., Rufus Crawford, Sr, Franklin Crawford, Mary L. Crawford, William F. Crawford, Earl D. Crawford, Clarence Crawford, Paul E. Crawford, John M. Crawford, Larry J. Crawford, Patricia A. Crawford Malone and Kenneth W. Crawford. Also see Affidavits of Heirship of record as Instrument No.20241107-0086770 and Instrument No. 20241107-0086771, Register's Office of Davidson County, Tennessee.

The said Thomas Crawford, Jr died on August 27, 2021 leaving the following as his heirs at law: Ernestine Crawford, Sheila Braddock and Kimberly Bradford. See Affidavits of Heirship of record as Instrument No. 20241107-0086773 and Instrument No. 20241107-0086772, Register's Office of Davidson County, Tennessee.

The said Rufus Crawford (aka Rufus Crawford, Sr.) died on December 16, 2010 leaving the following as his heirs at law: Rufus Crawford, Jr., Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott and Vicky Kelly. See Affidavits of Heirship of record as Instrument No. 20241107-0086775 and Instrument No. 20241107-0086774, Register's Office of Davidson County, Tennessee.

The said Rufus Crawford, Jr. died on November 17, 2020 leaving the following as his heirs at law: Keno Crawford, Sharmayne Crawford, Shermetris Colcman, and TyCohyia Clark. See Affidavits of Heirship of record as Instrument No. 202411070086776 and Instrument No. 20241107-0086777, Register's Office of Davidson County, Tennessee.

The said Franklin Crawford (aka Franklin Delano Crawford, Sr) died on November 4, 2018 leaving the following as his heirs at law: Franklin Delano Crawford, Jr., Marilyn Crawford, Roger Crawford, and

Beverly Johnson. See Affidavits of Heirship of record as Instrument No. 20241107-0086778 and Instrument No. 20241107-0086779, Register's Office of Davidson County, Tennessee.

The said Mary L. Crawford died on March 12, 2022 leaving the following as her heirs at law: Randolph Moore, Jr, Felitia Majors and Sonya Elothman. See Affidavits of Heirship of record as Instrument No. 20241107-0086780 and Instrument No. 20241107-0086781, Register's Office of Davidson County, Tennessee.

The said Clarence Crawford (aka Clarence Edward Crawford, Sr.) died on January 15, 1995 leaving the following as his heir at law: Christina Crawford and Clarence Edward Crawford, Jr. See Affidavits of Heirship of record as Instrument No. 20241107-0086782 and Instrument No.20241107-0086783, Register's Office of Davidson County, Tennessee. **(This information was erroneous in that the heirs of Clarence Edward Crawford, Sr were Clarence Edward Crawford, Jr and Tangela Crawford)**

The said Clarence Edward Crawford, Jr. died on September 18, 2016 leaving the following as his heirs at law: Quinton Crawford and Clarence Crawford, III. See Affidavits of Heirship of record as Instrument No. 20241107-0086784 and Instrument No.20241107-0086785, Register's Office of Davidson County, Tennessee. **(This information was erroneous in that the heirs of Clarence Edward Crawford, Jr. were Christina Crawford, Quinton Crawford, Clarence Crawford, III, Shamar Gunn and Chakia Bryant)**

The said John Crawford (aka John Mark Crawford) died on February 14, 2005 leaving the following as his heir at law: Alicia Crawford Cooper. See Affidavits of Heirship of record as Instrument No. 20241107-0086786 and Instrument No. 20241107-0086787, Register's Office of Davidson County, Tennessee.

The said Kenneth W. Crawford (aka Kenneth W. Crawford, Sr) died on August 1, 2013 leaving the following as his heirs at law: Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe. See Affidavits of Heirship of record as Instrument No. 20241107-0086788 and Instrument No. 20241107-0086789, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership, by Warranty Deed from Ernestine Crawford, Sheila Braddock, Kimberly Bradford, Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott, Vicky Kelly, Keno Crawford, Sharmayne Crawford, Shermetris Coleman, TyCohyia Clark, Franklin Delano Crawford, Jr., Marilyn Crawford, Roger Crawford, Beverly Johnson, Randolph Moore, Jr., Felitia Majors, Sonya Elothman, William F. Crawford, Earl D. Crawford, Christina Crawford, Quinton Crawford, Clarence Crawford, III, Paul E. Crawford, Alicia Crawford Cooper, Larry J. Crawford, Patricia A. Crawford Malone, Kenneth Wayne Crawford, Jr., Kawanda Crawford and Sharonda Sharpe, dated 11/4/2024 and recorded 11/7/2024 as Instrument No. 20241107-0086791, Register's Office of Davidson County, Tennessee. **After this deed was executed and recorded, it was determined there were three additional heirs: Tangela Crawford, Shamar Gunn and Chakia Bryant.**

*The above-referenced property is not now, nor has it ever been, the primary residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property, known as 205 Joyner Avenue, Nashville, TN 37210.

Witness my hand this 13th day of August, 2025.

Shamar Gunn

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public for the above county and state, appeared **Shamar Gunn,** personally known to me to be the person(s) described or who proved with satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:

My Commission Expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Devon J. Sutherland**, 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 8/13/25.

Date

Affiant Signature

9/30/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of September, 2025.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY