Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1331606 DEEDQC
10/08/2025 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251008-0080195

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn before me on the 27th day of August, 2025.

Notary Public

My Commission Expires:

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2025

ADDRESS OF NEW OWNER:
Charles D. Crabtree, Jr. and
Annemarie Crabtree, Trustees
of the CA Crabtree Family Trust,
dated August 27, 2025
7005 Brindle Ridge Way
Spring Hill, TN 37174

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
147-01-0-231

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles Crabtree** and **Annemarie Crabtree**, husband and wife, hereinafter referred to as "Grantors", do hereby remise, release and forever quitclaim unto **Charles D. Crabtree, Jr. and Annemarie Crabtree**, Trustees and their successors in trust of the CA Crabtree Family Trust, dated August 27, 2025, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 247 on the plan of Caldwell Hall, Section Two of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed to Charles Crabtree and Annemarie Crabtree, dated April 17, 2023, and recorded under Instrument No. 20230420-0029319, Register of Deeds Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 633 Harding Place, Nashville TN 37211. The 2024 Davidson County and City property taxes were prorated and will be assumed by the Grantees.

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 27th day of August, 2025.

Charles Crabtree, Grantor

Annemarie Crabtree, Grantor

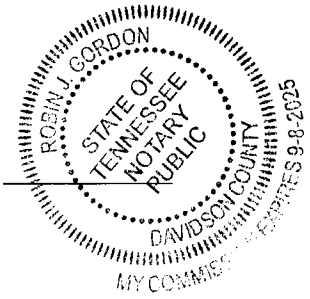
State of Tennessee)
County of Willaimson)

On this 27th day of August, 2025, before me personally appeared Charles Crabtree and Annemarie Crabtree, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of August, 2025.

Notary's Signature

Seal



My commission expires: _____

Certificate of Authenticity

I, Robin J Gibson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true exact copy of the original document executed and authenticated according to law on 8/27/25.
Date

Affiant Signature

10/7/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th Day of October, 2025.

Notary Signature

My Commission Expires: 9/3/29
Notary Seal (if on paper)

ABIGAIL THOREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2029