**RECORD AND RETURN TO:**
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LNET-33735-25

Karen Johnson Davidson County
Batch# 1341406 DEEDQC
11/03/2025 08:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251103-0087036

**QUITCLAIM DEED**

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of Oct, 2025.

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel Edward Crowe<br>2001 Remington Park Road<br>Hermitage, TN 37076 | Same as Address of New Owner | 102-04-0-150.00 |

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **ELLIOTT SNOWTRAIN ENTERTAINMENT SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **DANIEL EDWARD CROWE, AN UNMARRIED MAN** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 827 on the Plan of Charlotte Park, Section 22, of record in Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elliott Snowtrain Entertainment Services, LLC, a Tennessee limited liability company, from Martha F. Wilson and Christine Wilson, Co-Trustees of the Hal E. Wilson, Jr., Family Trust, created under the Last Will and Testament of Hal E. Wilson, Jr., dated December 21, 2006, by Warranty Deed dated April 30, 2025 and recorded May 20, 2025 in Instrument #20250502-0034113, said Register's Office.

Being a portion of the same property conveyed to Martha F. Wilson and Christine Wilson, or their successors, as Co-Trustees of the Hal E. Wilson, Jr., Family Trust, from Martha F. Wilson,

Personal Representative of the Estate of Hal E. Wilson, Jr., Docket No. 10P772, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, by Executor Quitclaim Deed dated February 16, 2012 and recorded February 24, 2012 in Instrument #20120224-0016232, said Register's Office.

Being a portion of the same property conveyed to Hal Wilson from Norman Basham and wife, Christine R. Basham, by Warranty Deed dated February 11, 2005 and recorded February 11, 2005 in Instrument #20050211-0015929, said Register's Office. The said Hal Wilson, aka Hal E. Wilson, Jr., having died April 16, 2010.

This improved property is also known as 446 Wilclay Drive, Nashville, TN 37209.

The above referenced property is not and has never been the primary residence of the Grantor or Grantor's spouse.

WITNESS MY HAND, this 30th day of October, 2025.

Grantor

Elliott Snowtrain Entertainment Services, LLC

By: Daniel Edward Crowe, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Daniel Edward Crowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Elliott Snowtrain Entertainment Services, LLC, within named bargainor and that he as such Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Manager.

WITNESS my hand and seal, this 30th day of October, 2025.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11-28-26

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 and exact copy of the original document executed and authenticated according to law on 10/30/25 (date of document).

Jennifer L. Pennell

10/31/25

Date

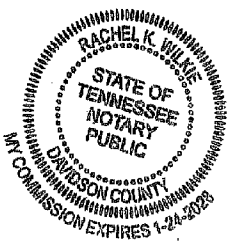
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/31, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028




Notary's Seal