AFTER RECORDING RETURN TO:
Liberty Title
275 West Natick Road, Suite 1000
Warwick, RI 02886
File No. RIN25044885

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1349017 DEEDQC
11/20/2025 03:16:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20251120-0092969

Parcel ID No.: 032160B01000CO

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 14 day of Nov., 20 25, by and between **Brian D. Crawford and Adrianne Elaine Crutcher who erroneously acquired title as Adrianne E. Crawford, husband and wife,** residing at 2053 Creekland View Boulevard, Nashville, TN 37207, **and Deaundrea L. Walker, an unmarried woman,** residing at 128 Ringold Dr. Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Brian D. Crawford and Adrianne Elaine Crutcher, husband and wife, as tenants by the entirety,** residing at 2053 Creekland View Boulevard, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

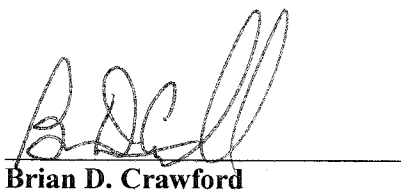
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2053 Creekland View Boulevard, Nashville, TN 37207

Being the same property as conveyed from Clayton Properties Group, Inc., a Tennessee Corporation to Brian D. Crawford and Adrianne E. Crawford, husband and wife, and Deaundrea L. Walker, an unmarried woman, dated June 07, 2023 and recorded on June 09, 2023 in Instrument No. 20230609-0043912, Davidson County records.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



Brian D. Crawford

Adrianne Elaine Crutcher who erroneously acquired title as Adrianne E. Crawford

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Brian D. Crawford and Adrianne Elaine Crutcher** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20_____.

_____
Notary Public

See Attached Notary Acknowledgment Certificate

My Commission expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On 11-14-2025 before me, Nora E. Godby Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Brian D. Crawford
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NORA E. GODBY
Notary Public - California
Santa Clara County
Commission # 2457373
My Comm. Expires Aug 28, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nora E. Godby
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: NO DATE Number of Pages: 2
Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Adrianne Elaine Crutcher who erroneously acquired title as Adrianne E. Crawford

Brian D. Crawford

Adrianne Elaine Crutcher who erroneously acquired title as Adrianne E. Crawford

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Brian D. Crawford and Adrianne Elaine Crutcher** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 14 day of November, 2025.

Susie J Ingram
Notary Public

My Commission expires: 11/2/2026

SI

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Deaundrea L. Walker

Deaundrea L. Walker

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Deaundrea L. Walker** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 14 day of November, 20 25.

Susie J Ingram

Notary Public

My Commission expires: 11/2/2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

_____
Affiant

Print Name: Brian Crawford

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me this ____ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

See Attached Notary Jurat Certificate

Name and address for person(s) responsible for taxes:

Brian D. Crawford and Adrianne Elaine Crutcher
2053 Creekland View Boulevard
Nashville, TN 37207

Name and address of property owner:

Brian D. Crawford and Adrianne Elaine Crutcher
2053 Creekland View Boulevard
Nashville, TN 37207

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 14th day of November, 2025, by
Date *Month* *Year*

(1) Brian D. Crawford

(and (2) ~~_____~~),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NORA E. GODBY
Notary Public - California
Santa Clara County
Commission # 2457373
My Comm. Expires Aug 28, 2027

Place Notary Seal and/or Stamp Above

Signature Nora E. Godby
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Valuation affidavit

Document Date: NO DATE Number of Pages: 1

Signer(s) Other Than Named Above: _____

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Adrianne Elaine Crutcher
Affiant

Print Name: Adrianne Elaine Crutcher

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 14 day of November, 2025.

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026

Name and address for person(s) responsible for taxes:

Brian D. Crawford and Adrianne Elaine Crutcher
2053 Creekland View Boulevard
Nashville, TN 37207

Name and address of property owner:

Brian D. Crawford and Adrianne Elaine Crutcher
2053 Creekland View Boulevard
Nashville, TN 37207

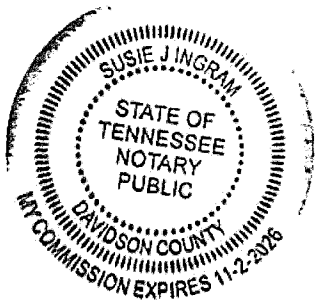


EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot 10, on the plan of Heritage Creek, Phase IB, as shown by plat of record in Plat Instrument No. 20220512-0055047, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Clayton Properties Group, Inc., a Tennessee Corporation to Brian D. Crawford and Adrianne E. Crawford, husband and wife, and Deaundrea L. Walker, an unmarried woman, dated June 07, 2023 and recorded on June 09, 2023 in Instrument No. 20230609-0043912, Davidson County records.

For informational purposes only: 2053 Creekland View Boulevard, Nashville, TN 37207.

Tax Parcel # 32-16-B-10

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 11/14/2025 (date of document).

Rebecca Horton
Affiant Signature

11/14/2025
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 14th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026