This instrument prepared by (& Return To):
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 1369538 DEEDQC
01/13/2026 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260113-0003277

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

AFFIANT

Subscribed and sworn to before me, this 8 day of January 2026.

NOTARY PUBLIC
My commission expires: 01/04/2026

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	Send tax bills to:	Tax Information:
John Gregory Crowe, Trustee 1710 Lilian St Nashville, TN 37206	New Owner	08314026100

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Greg Crowe, unmarried** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **John Gregory Crowe, Trustee of the Crowe Family Trust under Declaration of Trust dated December 9, 2025, and any amendments thereto** ("Grantee") its heirs, successors and assigns, all of his right, title, and interest in that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Greg Crowe by Warranty Deed from Joseph R. Gordon and wife, Marisa D. Gordon, of record in Instrument No. 20011218-0139794, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved** property known as: **1710 LILIAN STREET, NASHVILLE, TENNESSEE 37206.**

Witness our hands this the 8 day of January 2026.

GREG CROWE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREG CROWE,** the within named Grantor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of January 2026.

Notary Public
My Commission Expires: 01-04-26

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

Certificate of Authenticity

I, Adam Barber, 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 1/8/2026.

Date

Affiant Signature

1/8/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 20 26.

Notary's Signature

My Commission Expires: 10-4-2027

Date

Notary's Seal (if on paper)

FELICIA LOPEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY