Karen Johnson Davidson County
Batch# 1375844 DEEDQC
02/04/2026 02:34:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260204-0007944

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

TRUSTEE'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Terry P. Crotzer 3212 Knobview Dr. Nashville, TN 37214	Terry P. Crotzer 3212 Knobview Dr. Nashville, TN 37214	084120015400 08500000300

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TERRY P. CROTZER and TERESA C. FINCH, in their capacities as CO-TRUSTEES OF THE MARY SUE CROTZER REVOCABLE TRUST (the "Grantor"), do hereby quitclaim and convey unto TERRY P. CROTZER, a married man, individually (the "Grantee"), his successors and assigns, all of the Grantor's right, title and interest in and to certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto, subject to any encumbrances previously recorded.

This is property known as 2803 Lealto Court, Nashville, Tennessee 37214 and 2821 Lealto Court, Nashville, Tennessee 37214.

[*Signature Pages to Follow*]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22 day of January, 2026.

MARY SUE CROTZER REVOCABLE TRUST

TERRY P. CROTZER, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Terry P. Crotzer, in his capacity as a Co-Trustee of the Mary Sue Crotzer Revocable Trust, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of January, 2026.

Notary Public
My Commission Expires: 3/20/28

TERESA C. FINCH, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Teresa C. Finch, in her capacity as a Co-Trustee of the Mary Sue Crotzer Revocable Trust, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of JAN, 2026.

Notary Public
My Commission Expires: 3/30/2028

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 22 day of JAN, 2026.

Notary Public
My commission Expires:

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires

EXHIBIT A

Map/Parcel: 084120015400

Land in Davidson County, Tennessee, being Lot No. 45 on the revised Plan of Nob Hill Subdivision, of record in Plat Book 2663, page 31, Register's Office for said county to which reference is made for a more complete description.

Being the same property conveyed to Mary Sue Crotzer, as Trustee of the Mary Sue Crotzer Revocable Trust, by Quitclaim Deed, of record in Instrument No. 20200107-0002044, in the Register's Office of Davidson County, Tennessee.

Map/Parcel: 08500000300

Land in the 3rd Civil District of Davidson County, Tennessee, described as follows: to wit:

Beginning at a point which is the northeasterly corner of Lot 48 on the Plan of Nob Hill, of record in Book 2663, Page 31, Register's Office for Davidson County, Tennessee, the said point being located in the southerly line of Lot No. 99 on the Plan of Lincoya Hills, Knob Section, as of record in Book 2331, Page 6, said Register's Office; thence with southerly line of said Lot No. 99, South 57 degrees 18' East, 285 feet, more or less, to a point, which is the southeasterly corner of said Lot No. 99; thence along the westerly line of the property conveyed to Trustees of Donelson Church of Christ, South 13 degrees 20' West, 410 feet, more or less, to a point which is a corner of said church property; thence continuing with said church property line, North 56 degrees 45' West, 530.1 feet, more or less, to a point in the northerly line of Lot No. 21 on the Plan of Cliffdale, as of record in Book 974, Page 49, said Register's Office; thence with said line of said Lot 21, southwesterly a distance of 231 feet, more or less, to a corner in said lot line; thence continuing with the line of said Lot 50 feet, more or less, to another corner in said lot line, which point is the northeasterly corner of Lot No. 26 on the Plan of Knob Hill, of record in Book 2663, Page 31, said Register's Office; thence along the northerly lines of Lots Nos. 26 and 27, South 83 degrees 27'

West, 632.8 feet to a point, said point being the northwest rear corner of Lot 27; thence South 7 degrees 19' East, 182.7 feet to a point; thence South 29 degrees 47' East 105.5 feet to a point on the margin of Toddway Court; thence running in a southwesterly direction around a curve to the left with a radius of 50 feet 20.0 feet to a point, which is the southeast front corner of Lot 28; thence running North 29 degrees 47' West a distance of 112.5 feet to a point; thence North 7 degrees 19' West a distance of 187.2 feet to a point, said point being the northeast rear corner of Lot 28; thence running along the rear line of Lot 28 South 83 degrees 27' West a distance of 110.00 feet to a point, said point being a common rear corner with Lots 28, 38 and 39 on said plan; thence along the rear lot lines of 39, 40, 41 and 42 running North 6 degrees 33' West a distance of 437.0 feet to a point, being a common rear corner of Lot Nos. 42, 43 and 45; thence running North 52 degrees 44' East a distance of 109.6 feet to the westerly margin of a 20 foot right of way; thence crossing a 20-foot roadway and continuing along the southerly lines of Lots Nos. 46 and 47, North 85 degrees 49' East, 302.3 feet, more or less, to a corner in the line of Lot 47; thence continuing along the easterly line of Lots 47 and 48, North 3 degrees 20' East 458.8 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is that portion of the property conveyed to A.B. Clayborne and wife, Sarah S. Clayborne, of record in Book 3538, Page 410, Register's Office for Davidson County, Tennessee, and conveyed to The United States of America, by deed of record in Book 2858, Page 446, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description. Subject also to an easement to the United States of

202602040007944

America of record in Book 2085, Page 577, Register's Office for Davidson County, Tennessee.

Additionally included in this conveyance is a right of access easement running from the above described property to Lealto Court, said easement retained in Deed conveying certain property to A.B. Clayborne and wife Sarah Clayborne of record in Book 3538, Page 410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edsel Crotzer and wife, Sue B. Crotzer, and Mark Finch and wife, Teresa Finch, by Instrument of Correction dated January 20, 1987, from Nan I. Roberts, unmarried, of record in Book 7117, Page 188, Register's Office for Davidson County, Tennessee, and subsequently conveyed by Edsel P. Crotzer and wife, Sue B. Crotzer to J. Allen Reynolds III, Trustee, and by J. Allen Reynolds III, Trustee, to Edsel P. Crotzer and wife, Sue B. Crotzer, for the express purpose of making a reconveyance to create a tenancy in common, by quitclaim deed of record in Book 7147, Page 530, said Register's Office; Edsel P. Crotzer's interest having passed upon his death to Terry P. Crotzer pursuant to First Codicil to Last Will and Testament of Edsel Powell Crotzer admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 09P 620; a portion of which property was subsequently conveyed by Terry P. Crotzer to Sue B. Crotzer by quitclaim deed of record as Instrument No. 20091120-0107040, said Register's Office.

Being the same property conveyed to Mary Sue Crotzer, as Trustee of the Mary Sue Crotzer Revocable Trust, by Quitclaim Deed, of record in Instrument No. 20200107-0002045, in the Register's Office of Davidson County, Tennessee.

48587206

202602040007944

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jan 22, 2026 (date of document).

Affiant Signature

02/02/2026

Date

State of Tennessee

County of Davidson

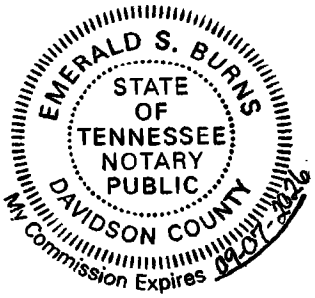
Sworn to and subscribed before me this 02 day of February, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202602040007944