Karen Johnson Davidson County
Batch# 1397364 DEEDQC
03/25/2026 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260325-0023669

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 23 day of March, 2026. Notary Public My Commission Expires: 1/24/29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owners as:	Tax Bill To:	Map / Parcel
Martha Joy Gilmore **104 Woodmont Blvd Ste 203** **Nashville, TN 37205**	**New Owner**	117-09-0-077.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **James A. Crossman and wife, Martha Joy Gilmore**, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Martha Joy Gilmore,** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Woodmont Estate Number 2, of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Crossman and wife, Martha Joy Gilmore, by deed from Robert T. Cate and wife, Vivian D. Cate, of record in instrument number 20220825-0096017 dated August 25, 2022, in said Registers Office.

This improved property is known as 2876 Sugartree Road, Nashville, TN 37215

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 23rd day of March 2026.

Grantors:

James A Crossman

By: James A. Crossman

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 23 day of March, in the year 2026, before me the undersigned, personally appeared James A. Crossman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 23 day of March, 2026.

Autumn Davila

Notary Public

My Commission Expires: 10/4/27

Autumn Davila STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Certificate of Authenticity

I, Robert J. Notestine, III, 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 March 24, 2026

AFFIANT SIGNATURE

Date 3/25/26

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 25 day of March, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 1/24/29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029