Karen Johnson Davidson County
Batch# 1400175 DEEDQC
04/01/2026 12:16:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20260401-0025923

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

Address of New Owner	Send Tax Bills To	Parcel ID Number
Mark Finch and Teresa Finch 306 Autumn Chase Dr. Nashville, TN 37214	Mark Finch and Teresa Finch 306 Autumn Chase Dr. Nashville, TN 37214	085 13 0 064.00

EXECUTOR AND TRUSTEE'S QUITCLAIM DEED

EDSEL POWELL CROTZER ("Decedent #1") died testate on April 6, 2009, leaving a Last Will and Testament dated October 3, 2001 ("Will #1"), which has been admitted to probate in the Probate Court for Davidson County, Tennessee, Case No. 09P620. Terry P. Crotzer and Teresa C. Finch are Co-Executors of Decedent #1's Estate. Under Will #1, Decedent #1's residuary estate was bequeathed to the Edsel Powell Crotzer Inter Vivos Trust. Terry P. Crozer and Teresa C. Finch are Co-Trustees of said trust.

MARY SUE CROTZER a/k/a SUE B. CROTZER ("Decedent #2") died testate on August 1, 2025, leaving a Last Will and Testament dated September 3, 2019 ("Will #2"), which has been admitted to probate in the Probate Court for Davidson County, Tennessee, Case No. 26P167. Terry P. Crotzer and Teresa C. Finch are Co-Executors of Decedent #2's Estate. Under Will #2, Decedent #2's residuary estate was bequeathed to the Mary Sue Crotzer Revocable Trust. Terry P. Crotzer and Teresa C. Finch are Co-Trustees of said trust.

NOW THEREFORE, for and in consideration of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, TERRY P. CROTZER and TERESA C. FINCH, AS CO-EXECUTORS OF THE ESTATE OF EDSEL POWELL CROTZER, CO-EXECUTORS OF THE ESTATE OF MARY SUE CROTZER, CO-TRUSTEES OF THE EDSEL POWELL CROTZER INTER VIVOS TRUST, and CO-TRUSTEES OF THE MARY SUE CROTZER REVOCABLE TRUST (collectively, the "Grantor"), do hereby quitclaim and convey unto and MARK FINCH and TERESA FINCH, husband and wife (the "Grantee"), all of their right, title, and interest as co-executors and co-trustees in and to the property located in Davidson County, Tennessee and more particularly described on Exhibit A attached hereto.

This is property is known as 0 Lebanon Pike, Nashville, Tennessee.

[*Signatures begin on following page.*]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30 day of March 2026.

TERRY P. CROTZER, CO-EXECUTOR AND CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Terry P. Crotzer, Co-Executor and Co-Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes stated therein.

WITNESS my hand, at office, this 30 day of March 2026.

Notary Public
My Commission Expires: 3/20/28

BLAKE FREEMAN
Notary Public
State of Tennessee
DAVIDSON COUNTY
My Commission Expires

TERESA C. FINCH, CO-EXECUTOR
AND CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Teresa C. Finch, Co-Executor and Co-Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes stated therein.

WITNESS my hand, at office, this 30 day of March 2026.

Notary Public
My Commission Expires:

JAMES BLAKE FREEMAN
State of Tennessee
Notary Public
DAVIDSON COUNTY, TENN.
My Commission Expires 3/20/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 30 day of March 2026.

Notary Public
My Commission Expires: 3/20/28

3/20/28

202604010025923

EXHIBIT A

TRACT #2:

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'

Road (formerly the Nashville and Lebanon Turnpike); thence with said margin of Old Lebanon Road, North 86 degrees East 35 feet to a point in said margin; thence leaving said margin of Old Lebanon Road along the northwesterly lines of Lots 1 and 8, on the Map of the Subdivision of the Jere Bowen Land, as shown by the Plan of record in Plan Book 2, page 134, in the Chancery Court of Nashville, and with said line also being along the northwesterly lines of Lot(s) No. 1, 12, 13, 14, 15, 16, 17, 18 and part of 19 on the Map of the Re-Subdivision of Cliffdale of record in Book 974, page 49, said Register's Office, North 4 degrees 15' East a distance of 1,198.00 feet, more or less, to a monument (stone), being said point of beginning.

BOOK 7147

Being part of the same property conveyed to Edsel Crotzer and wife, Sue B. Crotzer, and Mark Finch and wife, Teresa Finch, by deed of record in Book 7117, page 118 and further conveyed by Edsel Crotzer and wife, Sue B. Crotzer, to Edsel Crotzer and Sue B. Crotzer, as tenants in common, by deed of record in Book 7157, page 520, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT the following described property conveyed by deed from Edsel Crotzer, Sue B. Crotzer, Mark Finch, and Teresa Finch, to Elders and Trustees of the Donelson Church of Christ, by deed of record in Book 8426, page 154, said Register's Office:

Beginning at an existing iron pin located in the north right-of-way margin of Old Lebanon Pike approximately 800 feet more or less west of the centerline of Cliffdale Road and marking the southwest corner of the Edsel Crotzer Property as of record in Quit Claim Deed Book 7147, page 530, and the southeast corner of the property owned by the Donelson Church of Christ as of record in Deed Book 330, page 251, both of record in the Register's Office of Davidson County, Tennessee; thence, leaving said right-of-way margin along the line common to Crotzer and Donelson Church of Christ, North 05 degrees 28 minutes 04 seconds East, 352.36 feet to an iron pin; thence, leaving said common line, South 84 degrees 31 minutes 57 seconds East, 3.70 feet to an iron pin at the edge of asphalt parking; thence, South 05 degrees 18 minutes 39 seconds West, 351.88 feet to a railroad spike with an "X" mark in the north right-of-way margin of Old Lebanon Pike; thence, with said margin, South 89 degrees 31 minutes 59 seconds West, 4.69 feet to the point of beginning, containing 1,473 square feet or 0.03 acres, more or less.

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.

TRACT #3:

Land in the 3rd (formerly the 2nd) Civil District of Davidson County, Tennessee, described as follows, to wit:

Beginning at a monument (stone) which is the southeasterly corner of a tract of land conveyed to the City of Nashville, by Nan Isbell Roberts, a widow, of record in Book 2699, page 507, Register's Office for Davidson County, Tennessee; thence leaving said monument, North 84 degrees 33' West 96.50 feet to a point, said point being a point in the southeasterly rear line of Lot No. 25 on the Plan of Nob Hill, of record in Book 2663, page 31, said Register's Office; thence running with said line, South 19 degrees 17' East 152.70 feet to a point, said point being a corner in the easterly rear line of Lot No. 24 on the Plan of Nob Hill; thence South 4 degrees 15' West along the common rear lines to Lot(s) No. 24, 23, 22 and 21, a distance of 519.90 feet to a monument (stone), said monument (stone) being the southeasterly corner of the Nob Hill Subdivision and the northeasterly corner of a tract conveyed to the Trustees and Elders of the Church of Christ by deed from Alexander Perry and wife, Ann Augusta Perry, of record in Book 330, page 251, and of re-record in Book 350, page 496; thence continuing with said line, South 4 degrees 15' West a distance of 503.00 feet, more or less, to a point in the northerly margin of Old Lebanon

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

BOOK 71

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 03-30-2026 (date of document).

Lucretia Albert
Affiant Signature

03/31/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

