Karen Johnson Davidson County
Batch# 1431663 DEEDQC
06/10/2026 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260610-0052316

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 9th day of June, 2026. Notary Public My Commission Expires: 06/26/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

VANESSA DOLBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-28

QUITCLAIM DEED

THIS INDENTURE, made this 9th day of June, 2026, among:

JAMES DUSTIN CROUCH AND ABBY ALECE CHRISTIAN, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CROUCH FAMILY TRUST DATED JUNE 9, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot 59, as shown on the map entitled Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Dustin Crouch and Abby Alece Christian, husband and wife by Warranty Deed from Logan Garrett and Erin Garrett, husband and wife dated March 12, 2025, and recorded March 14, 2025, at Instrument No. 20250314-0019062, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 2217 Arbor Pointe Way, Hermitage, Tennessee 37036.

THIS DEED has been prepared solely upon information furnished by **James Dustin Crouch and Abby Alece Christian.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey

having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JAMES DUSTIN CROUCH

State of Tennessee,
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **James Dustin Crouch**, the within named bargainor(s), 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 official seal this 9th day of June, 2026.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

ABBY ALECE CHRISTIAN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Abby Alece Christian**, the within named bargainor(s), 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 official seal this 9th day of June, 2026.

Vanessa Dolberry Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Owner Name & Property Address:

Crouch Family Trust dated June 9, 2026
2217 Arbor Pointe Way
Hermitage, Tennessee 37036

Responsible Party For Taxes:

Crouch Family Trust dated June 9, 2026
2217 Arbor Pointe Way
Hermitage, Tennessee 37036

Tax Map and Parcel: 137 04 0 B 059.00 CO

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 9, 2026.

T Linville

Affiant Signature

6/9/2026

Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 9th day of June, 20 26.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY