Karen Johnson Davidson County
Batch# 1438212 DEEDQC
06/25/2026 12:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260625-0057520

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Benjamin C. Crawford and Kathryn Romaine Crawford, Co-Trustees 5302-A Louisiana Avenue Nashville, TN 37209	Benjamin C. Crawford and Kathryn Romaine Crawford, Co-Trustees 5302-A Louisiana Avenue Nashville, TN 37209	091 07 0G 001.00 103 03 0 226.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, KATHRYN ROMAINE CRAWFORD and BENJAMIN COLBY CRAWFORD, by these presents do hereby quitclaim and convey unto BENJAMIN C. CRAWFORD and KATHRYN ROMAINE CRAWFORD, CO-TRUSTEES OF THE CRAWFORD COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 17 day of June, 2025.

KATHRYN ROMAINE CRAWFORD

BENJAMIN COLBY CRAWFORD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Kathryn Romaine Crawford and Benjamin Colby Crawford, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of February, 2025.

Notary Public

My Commission Expires:
5/9/26

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 25th day of February, 2025.

Notary Public

My Commission Expires: 5/9/26

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

EXHIBIT A

091 07 0G 001.00 (5302A Louisiana Avenue)

Being Unit A, of The Homes at 5302 Louisiana, a Horizontal Property Regime with Private Elements of record in Plat and Master Deed recorded in Instrument No. 20131114-0117922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record as Instrument #20200617-0063164, Register's Office for Davidson County, Tennessee.

103 03 0 226.00 (4703 Utah Avenue)

Land in Davidson County, Tennessee, being Lot(2) 2, Block 10, as shown on the map entitled Sylvan Park, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed by deed of record as Instrument #20230919-0073622, Register's Office for Davidson County, Tennessee.

46435042.1

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 06-17-2026 (date of document).

Lucretia Albert
Affiant Signature

06/17/2026
Date

State of Tennessee

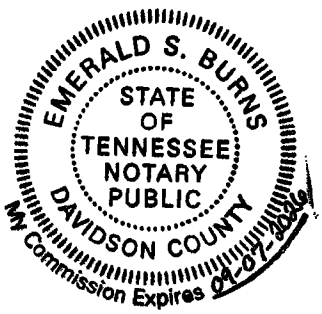
County of Davidson

Sworn to and subscribed before me this 17 day of June, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



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