THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 WILLIAM EDWARD CROSBY, AFFIANT Subscribed and sworn to before me, this 24 day of June 2026. NOTARY PUBLIC My Commission Expires: 01/22/2030

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

Karen Johnson Davidson County
Batch # 1440928 DEEDQC
07/01/2026 01:10:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260701-0059505

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
WILLIAM EDWARD CROSBY, TRUSTEE 809 Broadmoor Drive Nashville, Tennessee 37216	New Owner	Map and Parcel No.: 061-07-0-032.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **William Edward Crosby, an unmarried person**, ("Grantor") do hereby quitclaim, transfer and convey unto **William Edward Crosby, Trustee of the William Edward Crosby Revocable Trust, dated August 10, 2023**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 809 Broadmoor Drive, Nashville Tennessee 37216, and more particularly described as follows:

Land in Davidson County, Tennessee, being described as follows, to wit:

Being Lot No. 11, of Block I, on the Map of Broadmoor, Section No. 2, of record in Book 547, Page 174, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the northerly side of Woodruff Drive and runs back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to William Edward Crosby, an unmarried person, from Rachel Loyd, an unmarried person, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20040524-0060777.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantee;

(2) The Plan of Record in Book 547, Page 174, said Register's office and all matters therein;

(3) Restrictive Covenants of record in Book 735, Page 41; Page 722, Page 509; Book 840, Page 289; and Book 1163, Page 560, said Register's Office.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 24 day of June 2026.

William Edward Crosby, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **William Edward Crosby**, the Grantor, with whom I am personally acquainted (or 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 and official seal at office, this 24 day of June 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030