QUITCLAIM DEED

Karen Johnson
Batch # 1453145
08/03/2026 10:30:44 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260803-0071051

Alicia Tulloss

Name & Address of Property Owner

3932 Augusta Drive

Street Address or Route Number

Nashville, Tennessee	**37207**	**59-11-77**
City State	P.O. Zip	Map-Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF July 2025.

NOTARY PUBLIC
My Commission Expires: 11-5-29

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of transferring or vesting title solely in ***Alicia Tulloss, Christian Chase Tulloss now Minerva Sybil Crow*** by these presents hereby quitclaims, transfers and conveys all my right, title and interest unto ***Alicia Tulloss*** her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF I have hereunto set my hand on the 13th **day** of July **2025.**

Christian Chase Tulloss
~~now Minerva Sybil Crow~~ now Minerva Sybil Crow

Christian Chase Tulloss
Now Minerva Sybil Crow

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, Christian Chase Tulloss now Minerva Sybil Crow the bargainor 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 Chattanooga Bank of America Tennessee this 13th day of July 2025.

NOTARY PUBLIC

My Commission Expires: Nov 23, 2027

M. A. SANTILLAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ROBERT GREENE
Robert Greene, Attorney
QUORUM FINANCIAL CENTER
4121 CLARKSVILE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218
(615) 596-0712
chilig53@comcast.net

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.

Said Lot No. 356 fronts 75.0 feet on the easterly side of Augusta Drive and extends back 155.0 feet on the northerly line and 147.2 feet on the southerly line to a dead line in the rear, measuring 75.40 feet thereon.

Being the same property conveyed to Alvas C. Tulloss, Jr. and wife Gwendolyn Boyd Tulloss by Warranty Deed from Hillsboro Homes, Inc., of record in Book 4392, page 731, Register's Office for Davidson County, Tennessee. The said Alvas C. Tulloss, Jr. and wife, Gwendolyn Boyd Tulloss both having since died, Alvas C. Tulloss, Jr. being the survivor who devised his interest to Alicia C. Tulloss, James Tracy Tulloss, Christopher DuConge and Andre Sharp by his Last Will and Testament probated in Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 24P-2051 and of record as Instrument No. 20260706-0060662 Register's Office for Davidson County, Tennessee. James Tracy Tulloss having since died survived his son, Christian Chase Tulloss now Minerva Sybil Crowe. Andre Sharp having since died survived by her husband, Tyrone Lambert and two (2) sons Aaron Lambert and Quinn Lambert.