QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1456197 DEEDQC
08/06/2026 11:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260806-0072514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/11/2030

(AFFIX SEAL)

File #26-TC-0207-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reggie Mudd and Mary Anne Mudd of Mudd Family Living Revocable Trust	**Same as New Owner**	
(NAME) 440 North Water Avenue	(NAME)	**053-08-0-010**
(ADDRESS) Gallatin TN 37066	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENN EVANS CROUCH, A MARRIED PERSON, AND SCOTT EVANS CROUCH, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **REGINALD M. "REGGIE" MUDD AND MARY ANNE HOLDER MUDD, TRUSTEES OF MUDD FAMILY REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 2024** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1:

Being Lots 4 and 7 Block 12, Dabbs & Elliot Subdivision No.1, a plat of which is of record in Book 547, Page 97 in the Davidson County Register of Deeds in Nashville, Tennessee and being more particularly described as follows: Beginning at a 1/2-rebar found in the north right-of-way of 22nd Street, said point being the southernmost corner of Jason Bockman (Instrument 20180302-0019836), southernmost corner of Lot 3, and the easternmost corner of the property described herein; thence leaving Bockman and running with said right-of-way South 44°07'06" West for a distance of 150.00 feet to a 5/8-inch rebar set in the north right-of-way of Elliott Drive, said point being the southernmost corner of Lot 7 and the southernmost corner of the property described herein; thence leaving 22nd Street and running with the right-of-way of Elliott Drive North 45°12'15" West for a distance of 50.00 feet to a 5/8-rebar set, said point being the southernmost corner of Jeremy Bockman (Instrument 20121012-0093461), southernmost corner of Lot 6, and the westernmost corner of the property described herein; thence leaving Elliott Drive and running with the south line of Lot 6 North 44°04'42" East for a distance of 100.00 feet to a 5/8-rebar set, being the easternmost corner of Lot 6; thence continuing with Bockman and Jeremy and Jason Bockman (Instrument 20110815-0062580) North 45°12'15" West for a distance of 100.00 feet to a 5/8-inch rebar set in the south line of Metro Government property, Dupont Hadley Middle School (Book 1018, Page 33), said point being the northernmost corner of Lot 5 and the northwestern corner of the property described herein; thence leaving Bockman and running with Metro school property North 44°04'49" East for a distance of 50.00 feet to a 1/2-rebar found, said point being the westernmost corner of Jason Bockman (Instrument 20180302-0019836), westernmost corner of Lot 3, and the northernmost corner of the property described herein; thence leaving Metro school property and running with the south line of Lot 3 South 45°13'27" East for a distance of 150.10 feet to the point of beginning and containing 0.287 Acres, plus or minus, by survey. Actual field survey performed by Ronald G. Taylor, TN RLS #2123, 6311 Window Cliff Drive, Baxter, Tennessee, on July 7, 2026.

Being a part of the same property conveyed to Casher C. Crouch and wife, Shirley E. Crouch, by Installment Deed from Elgin C. Thompson and wife, Rebecca L. Thompson, of record in Book 6803, Page 321, Register's Office for Davidson County dated March 13, 1986, and recorded on March 13, 1986.

Being the same property conveyed to Casher C. Crouch and wife, Shirley E. Crouch, by Installment Deed from Elgin C. Thompson and wife, Rebecca L. Thompson, of record in Book 7076, Page 854, Register's Office for Davidson County, Tennessee dated December 15, 1986 and recorded on December 22, 1986.

Tracts 1 & 2 being the same property conveyed to Casher C. Crouch and wife Shirley Crouch by Quitclaim Deed from Casher C. Crouch and wife Shirley Crouch in order to consolidate 2 parcels of record in Book 9273, Page 311, Register's Office for Davidson County, Tennessee dated March 9, 1994, and recorded on March 9, 1994.

Being the same property conveyed to Casher C. Crouch by Quitclaim Deed from Shirley Evans Crouch of record in Book 11353, Page 881, Register's Office for Davidson County, Tennessee dated February 18, 1999, and recorded on February 24, 1999.

Being the same property conveyed to Shirley Evans Crouch by Quitclaim Deed from Casher C. Crouch of record in Instrument No. 20151120-0118172, Register's Office for Davidson County, Tennessee dated November 9, 2015, and recorded on November 20, 2015.

Being a portion of the same property conveyed to Glenn Evans Crouch and Scott Evans Crouch subject however to the estate for life hereby expressly reserved to Casher C. Crouch and wife, Shirley Evans Crouch by Quitclaim Deed from Casher C. Crouch and wife, Shirley Evans Crouch of record in Instrument No. 20151123-0118194, Register's Office for Davidson County, Tennessee dated November 9, 2015, and recorded on November 23, 2015. The said Shirley Evans Crouch having since died on or about June 22, 2016 and the said Casher C Crouch having since died on or about January 4, 2020, relinquishing their life estates and leaving Glenn Evans Crouch and Scott Evans Crouch as the sole owners of said property.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X__ **improved** property known as: 207 22nd Street, Old Hickory, TN 37138.

Witness my/our hand(s) this the 30th day of July, 2026.

Glenn Evans Crouch

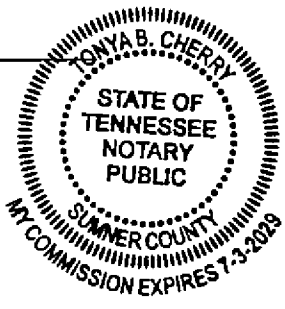
Glenn Evans Crouch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Glenn Evans Crouch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires:



Witness my/our hand(s) this the 31st day of July, 2026.

Scott Evans Crouch

Scott Evans Crouch

STATE OF Florida
COUNTY OF Broward

On this 31st day of July, 2026, before me personally appeared Scott Evans Crouch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2026.

Alicia Arias

Notary Signature
My commission expires: July 13, 2028



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/30/26 (date of document).

Affiant Signature

7/30/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 30th day of July, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

202608060072514