Karen Johnson
Batch # 1472729
09/15/2026 02:25:52 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260915-0085724

THIS INSTRUMENT PREPARED BY:
Jody E. O'Brien
O'BRIEN LAW PLLC
2550 Meridian Blvd, Suite 200
Franklin, Tennessee 37067

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Elizabeth H. Crowe 2101 20th Avenue South Nashville, TN 37212	Elizabeth H. Crowe 2101 20th Avenue South Nashville, TN 37212	104-12-104

For and in consideration of the sum of Ten Dollars ($10.00) cash paid in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, JAMES E. CROWE, JR., hereinafter referred to as Grantor, hereby quitclaims to ELIZABETH H. CROWE, hereinafter referred to as Grantee, her heirs and assigns, all of his rights, title, and interest in and to the following described real estate, situated in DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot 10 on the plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof. Said northerly part of Lot No. 10 fronts 50 feet on the westerly side of 20th Avenue South and runs back between parallel lines, with the southerly margin of Bernard Avenue 143 feet on the north line and 143.8 feet, more or less, on the south line to an alley.

Being the same property conveyed to James E. Crowe, Jr. and Wife, Elizabeth H. Crowe by Deed from Alliance Construction, Inc., a Tennessee Corporation, recorded the 10th day of March, 2005, in Instrument No. 20050310-0026717, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record Plat Book 332, page 56; Book 774, page 584, in the Register's Office, Davidson County, Tennessee.

This is improved property, known as: 2101 20th Avenue South, Nashville, Tennessee 37212.

The source of this description is the prior deed of record.

This conveyance is made in connection with and as an adjustment of property rights between divorcing spouses pursuant to their divorce/property settlement, and is not intended to constitute a sale of the property.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 1st day of September, 2026.

James E. Crowe, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **James E. Crowe, Jr.**, the within named 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, at office, this 1st day of September, 2026.

Notary Public

My Commission Expires: 07/14/2030

QUINN MILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-14-2030
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer is $0.

Affiant (Grantee)

Subscribed and sworn to before me
this 14th day of September, 2026.

Notary Public

My Commission Expires: 03/03/2030

SARAH ZUMBRUM MULLINAX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY