**PREPARED BY:**
Linda Groom
116 Pinnacle Place
Smyrna, TN 37167

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**
Mary Maggart Jones
1021 Woods Lake Dr.
Madison, TN 37115

**MAIL TAX STATEMENTS TO:** (New Owner)
Mary Maggart Jones
1021 Woods Lake Dr.
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20140037370 DEEDQC
Recvd: 05/29/14 10:05 6 pgs
Fees:32.00 Taxes:0.00
20140529-0046055

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on the 5 day of May, 2014, between Linda Groom, a single person, whose address is 116 Pinnacle Place, Smyrna, Tennessee 37167, Holli Groom-Deardon, a married person, whose address is 1139 Gardendale Dr., Murfreesboro, Tennessee 37130, and Michael Harper, a married person, whose address is 614 Antique Ave., Smyrna, Tennessee 37167("Grantors"), and Mary Maggart Jones, a single person, whose address is 1021 Woods Lake Dr., Madison, Tennessee 37115 ("Grantee").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantee, the property located in Davidson County, Tennessee, described as:

LAND in Davidson County, Tennessee beingLot No. 136 on the Plan of Primrose Acres,Section 2, of record in Book 2900,page 44, Register's Office for Davidson County, Tennessee, to which reference ishereby made for a more complete and accurate legal description. SAID Lot No. 136 fronts 115.4 feet on the northwesterly side of Woods Lake Drive extends back 161 feet on the northeasterly line and 223.4 feet on the southwesterly line to a dead line in the rear measuring 130 feet thereon.

# 20071022012455 2

Prior instrument reference: Quitclaim Deed, Volume/~~Book~~ 2007, ~~Page~~ 1022, Document No. 0124552, of the Recorder of Davidson, Tennessee, recorded Tuesday, February 18, 2014. Also, a deed of correction in # 20140218-0013973, R.O.D.C., TN.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 19th day of May, 2014.

Mary Maggart Jones

Mary Maggart Jones, Grantee

State of TN Sumner
County of Sumner

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mary E. Jones *, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 19 day of May, 2014.

James B. Taylor

Notary Public

JAMES B TAYLOR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES MAY 22, 2017

My Commission expires _____.

* AKA MARY MAGGART JONES

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $_____, and the true value that the property would command at a fair and voluntary sale is $_____.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0
Mary Maggart Jones, **Affiant**
**Subscribed and sworn before me this the**
29th **Day of** May, 2014
L. Chandler, **Deputy Register**

Tax/Parcel ID Number: 03315007900

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 5th day of MAY, 2014.

Linda Groom

Linda Groom, Grantor

State of TN
County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Linda Groom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 5 day of May, 2014.

Susan Stansbury

Notary Public

My Commission expires June, 18 2017.

SUSAN STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires June 18, 2017

Tax/Parcel ID Number: 03315007900

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 9 day of May, 2014.

Holli Groom-Deardon

Holli Groom-Deardon, Grantor

State of TN
County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Holli Groom-Deardon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 9 day of May, 2014.

Notary Public

My Commission expires June 18, 2017.

SUSAN STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires June 18, 2017

Tax/Parcel ID Number: 03315007900
IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this _____ day of
May 19, 2014.

Michael S Harper

Michael Harper, Grantor
State of TN
County of Sumner
Before me, the undersigned Notary Public in and for the County and State aforesaid,
personally appeared Michael Stephen Harper, with whom I am
personally acquainted (or proved to me on the basis of satisfactory evidence), and who
acknowledged to be person(s) within named and that he/she executed the foregoing
instrument for the purposed therein contained.
Witness my hand and seal this 19th day of May, 2014.

JAMES R. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES MAY 22, 2017

Notary Public
My Commission expires _____.