Davidson County DEEDQC	
Recvd: 06/16/16 11:07	8 pgs
Fees:42.00 Taxes:0.00	
20160616-0061055	

This Instrument prepared by:

188314

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Jonathan M. Grimwood, 5571 Pettus Road, Antioch, TN 37013

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
JONATHAN M. GRIMWOOD		173-00-0-092.00
5571 Pettus Road		
Antioch, TN 37013		

The Maximum principal indebtness for Tennessee recording tax purposes is $10.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DAVID GRIMWOOD and KATRINA GRIMWOOD, husband and wife, and JONATHAN M. GRIMWOOD, unmarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JONATHAN M. GRIMWOOD, unmarried, hereinafter referred to as "Grantee", whose mailing address is: 5571 Pettus Road, Antioch, TN 37013, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being designated as Lot No. 5 on the unrecorded plat dated December 5, 1963, prepared by William Collier Parrish Associates, Civil Engineers, and described as follows:

SAID Lot No. 5 fronts 197 feet, more or less, on the South side of Pettus Road and runs back in a southerly direction between parallel lines showing 685 feet, more or less, on the East line, and 665 feet, more or less, on the West line, and 195 feet, more or less, on the West line, and 195 feet, more or less, at the rear. Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the same property conveyed to John L. Smith and wife, Jane Smith by Deed of record in Book 5504, Page 477, RODC, and being more particularly described as follows: Beginning at a point in the southerly right of way line of Pettus Road, said point being the northwesterly corner of property conveyed to Prentice G. Goodwin and wife, Beulah N. Goodwin by deed of record in Book 5659, Page 948, RODC, and being the northeasterly corner of this tract, Thence, with the westerly line of the aforementioned Prentice G. Goodwin property S. 2 deg. 50 min. 00 sec. W., 678.80 feet to an existing iron pin, Thence, leaving said line with the northerly line of property conveyed to Melinda J. Gathers and David L. Jones by Quitclaim

Deed of record as Instr. #20011015-0111813, RODC, N. 89 deg. 00 min. 19 sec. W., 192.44 feet to an existing iron pin, Thence, leaving said line with the easterly line of the aforementioned Gathers property and the easterly line of property conveyed to The Roman Catholic Diocese of Nashville, Tennessee by deed of record as Instr. #20020913-0111953, RODC, N. 2 deg. 50 min. 00 sec. E., 664.85 feet to an existing iron pin located in the southerly right of way line of Pettus Road, Thence, leaving said line with the southerly right of way line of Pettus Road and a curve to the left 193.58 feet, said curve having a central angle of 08 deg. 36 min. 09 sec, a radius of 1,289.30 feet, and a chord of N. 86 deg. 51 min. 35 sec. E., 193.40 feet to an iron rod (new) and the point of beginning. Containing 128,755 square feet, or 2.956 acres, more or less.

TAX ID NO.: 173-00-0-092.00

BEING the same property conveyed to David Grimwood and Katrina Grimwood, husband and wife, and Jonathan M. Grimwood, unmarried, by Deed dated October 16, 2014 and recorded October 20, 2014, of record in Instrument Number 20141020-0096250, in the Office of the County Register of Deed of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5571 Pettus Road, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of May, 2016.

DAVID GRIMWOOD

*Signed in Counterpart

KATRINA GRIMWOOD

JONATHAN M. GRIMWOOD

Deed of record as Instr. #20011015-0111813, RODC, N. 89 deg. 00 min. 19 sec. W., 192.44 feet to an existing iron pin, Thence, leaving said line with the easterly line of the aforementioned Gathers property and the easterly line of property conveyed to The Roman Catholic Diocese of Nashville, Tennessee by deed of record as Instr. #20020913-0111953, RODC, N. 2 deg. 50 min. 00 sec. E., 664.85 feet to an existing iron pin located in the southerly right of way line of Pettus Road, Thence, leaving said line with the southerly right of way line of Pettus Road and a curve to the left 193.58 feet, said curve having a central angle of 08 deg. 36 min. 09 sec, a radius of 1,289.30 feet, and a chord of N. 86 deg. 51 min. 35 sec. E., 193.40 feet to an iron rod (new) and the point of beginning. Containing 128,755 square feet, or 2.956 acres, more or less.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of June, 2016.

DAVID GRIMWOOD

KATRINA GRIMWOOD

JONATHAN M. GRIMWOOD

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DAVID GRIMWOOD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 31 day of May 2016.

Nancy Clark

NANCY CLARK
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-02-18

Notary Public
My Commission expires: 12/2/18

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KATRINA GRIMWOOD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this ____ day of _____, 20____.

_____
Notary Public
My Commission expires:

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JONATHAN M. GRIMWOOD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this ____ day of _____, 20____.

_____
Notary Public
My Commission expires:

*signed in Counterpart

STATE OF TENNESSEE
COUNTY OF _____

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DAVID GRIMWOOD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this ____ day of _____, 20____.

_____
Notary Public
My Commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KATRINA GRIMWOOD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 10 day of June, 2016.

Tonya Greer
Notary Public
My Commission expires: 7.2.17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JONATHAN M. GRIMWOOD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 10 day of June, 2016.

Tonya Greer
Notary Public
My Commission expires: 7.2.17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

Affiant/Grantee

Subscribed and sworn to before me this 31 day of May, 2016.

Notary Public

My Commission expires: 12/2/18

NOTARY PUBLIC STATE OF TEXAS

NANCY CLARK
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-02-18

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant/Grantee

Subscribed and sworn to before me this 10 day of June, 2016.

Notary Public

My Commission expires: 7.2.17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

True Copy Certification

I, Jessica Allen, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me Alfonso Sanchez Jr., a notary public for this county and state, Jessica Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jun 28, 2017

Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017