Prepared by: Melanie Schimmel Foran, Esq.
5608 Harrison Avenue
Cincinnati, Ohio 45248

Map & Parcel No: 105070W002.00CO

Name and Address of Owner:
Nicholas & Rebecca Grome
655 Eden Park Drive #122
Cincinnati, Ohio 45202

Bill Garrett Davidson County
Batch# 50109 DEEDQC
01/22/2018 03:20:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180122-0006500

QUIT CLAIM DEED

NICHOLAS J. GROME and REBECCA L. GROME, husband and wife, of Hamilton County, Ohio, for valuable consideration paid, hereby grant all of their interest to **NICHOLAS GROME and REBECCA GROME, CO-TRUSTEES OF THE NICHOLAS AND REBECCA GROME TRUST AGREEMENT dated January 15, 2018,** whose tax-mailing address is 655 Eden Park Drive #122, Cincinnati, Ohio 45202, in the following REAL PROPERTY:

LAND IN DAVIDSON COUNTY, TENNESSEE, being all of Unit B, as shown on the Plan of 509 Moore Avenue Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20150506-0041421, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

THIS CONVEYANCE IS SUBJECT TO: Subject to all matters shown on the Plan of record in Instrument Number 20140527-0045345, and Instrument Number 20150318-0023065, as corrected by Surveyor's Certificate of Corrections in Instrument Nos. 20150407-0030330 and 20151215-0126088; terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 509 Moore Avenue Townhomes Subdivision of record in Instrument No. 20150506-0041421; Charter of 509 Moore Avenue Townhomes Homeowners Association, Inc. of record in Instrument No. 20150506-0041422; all of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 15th day of January, 2018.

NICHOLAS J. GROME, Owner

REBECCA L. GROME, Owner

State of Ohio)
County of Hamilton) SS.

Before me, a Notary Public of said County and State, personally appeared and acknowledged before me by Nicholas J. Grome and Rebecca L. Grome, which whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and executed the foregoing instrument for the purposes therein contained this 15th day of January, 2018, by themselves as owners, grantors.

Notary Public

Melanie Marie Schimmel Foran, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

AFFIDAVIT

I hereby swear or affirm that there is no consideration paid for this transfer.

NICHOLAS J. GROME

REBECCA L. GROME

Sworn to and subscribed before me this 15th day of January, 2018 by Nicholas J. Grome and Rebecca L. Grome.

Notary Public

Melanie Marie Schimmel Foran, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.