Bill Garrett Davidson County
Batch# 99913 DEEDQC
06/04/2018 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180604-0053138

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Return to: PFT-1BTN16837-A
Champion Title & Settlements, Inc.
21631 Ridgetop Circle, #250
Sterling, VA 20166

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Megan McCall 1517 Woodland St. Nashville, TN 37206	New Owner MEGAN MCCALL 1517 WOODLAND ST NASHVILLE, TN 37206	083-09-0-397.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William A. Groover, III, unmarried,** by these presents does hereby quitclaim and convey unto **Megan McCall, FKA Megan McCall Groover, unmarried,** her heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee:

Being the west 47 Feet of Lot 20 on the plan of Subdivision of the A. V. S. Lindsey 29 Acre Tract, as shown on plat of record in Plat Book 57, Page 66, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 20 fronts 47 feet, more or less, on the northerly side of Woodland Street as widened, and run back between parallel lines, 140 feet to an alley.

Being the same property conveyed to William A. Groover, III, and Megan McCall Groover, Husband and Wife by Warranty deed from James H. Hartline, Jr., a single person of record in Instrument No. 20160809-0082794, Register's Office for Davidson County, Tennessee, dated August 8, 2016 and recorded on August 9, 2016.

This improved property is also known as 1517 Woodland Street, Nashville, TN 37206.

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 25th day of MAY 2018.

My commission expires: 2/25/2020
(Affix Seal)

D.E. MCBOROOM
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY
MY COMMISSION EXPIRES FEB 25, 2020

Megan McCall
Affiant

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of May, 2018.

William A. Groover, III

STATE OF Florida
COUNTY OF Leon

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **William A. Groover,*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

*William A. Grover, III

Witness my hand and seal this the 25 day of May 2018.

Notary Public

My Commission Expires:
August 14, 2018

CLAYTON THOMPSON
Commission # FF 124705
Expires August 14, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

True Copy Certification

I, RITA MURRAY, 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 document executed and authenticated according to law.

Rita Murray
Signature

Commonwealth of VIRGINIA,

County of LOUDOUN:

Personally appeared before me, Ji Hye Han, a notary public for this county and state, RITA MURRAY 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: 9/30/20
Notary' Seal (if on paper)

