This Instrument Prepared by:
SolomonParks Title & Escrow
415 Main Street
Franklin, TN 37064

Bill Garrett Davidson County
Batch# 114619 DEEDQC
07/11/2018 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180711-0066806

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is: $0.

Rebekah L. Groves
Affiant

Subscribed and sworn to before me this 3rd day of July, 2018.

Notary Public

My Commission Expires: 09/10/2018

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Dustin M. Groves 6680 Charlotte Pike, Unit J-4 Nashville, TN 37209	New Owner	102 07 A 052.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Rebekah L. Groves**, married, has bargained and sold and does hereby quitclaim, transfer and convey all her right, title and interest which she may have in the hereinafter described property to **Dustin M. Groves**, unmarried, his heirs and assigns, forever, being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. J-4 of West Meade Condominium n/k/a Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominium n/k/a Avenue Nashville West, Inc., of record in Book 5923, Page 704; and as amended in Book 6277, Page 653; in Book 7333, Page 415; in Book 7333, Page 418; and Appointment of Trustee in Instrument No. 20120307-0020068; in Instrument No. 20120724-0065040 (changing the name); and Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto, of record in Book 5923, Page 740, said Register's Office; together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium n/k/a Avenue Nashville West, Inc., for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Dustin M. Groves, unmarried, and Rebekah L. Groves, married, by deed from Ernest Avakov, unmarried, and Ekaterina V. Usok, unmarried, of record in Instrument No. 20140519-0042928, Register's Office for Davidson County, Tennessee. Subject property is not and has never been the principal residence of Rebekah L. Groves.

Property known as: 6680 Charlotte Pike, Unit J-4, Nashville, TN 37209.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures on this the 3rd day of July, 2018.

Rebekah L. Groves

Rebekah L. Groves

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned Notary Public, personally appeared Rebekah L. Groves, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of July, 2018.

Notary Public

My Commission Expires: 09/10/2018

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

