Karen Johnson Davidson County
Batch# 203476 DEEDQC
03/07/2019 03:18:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190307-0021203

QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-15-2020

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7th DAY OF March, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9873

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
~~Linda J. Groves~~ Curtis Groves	New Owner	090 08 0 198.00
605 Annex ave		090 08 0 198.00
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LINDA J. GROVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CURTIS CROVES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 605 Annex ave, Nashville, TN 37209

Witness our hand on this 28 day of Feb, 2019

Linda J. Groves
Linda J. Groves

STATE OF Florida
COUNTY OF Charlotte

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Linda J. Grovesthe bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Linda J. Groves and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Englewood, Florida, this 28 day of Feb, 2019

Notary Public Barbara S Hahn

My Commission Expires: 1-9-2020

NOTARY PUBLIC BARBARA S. HAHN MY COMMISSION # FF930396 EXPIRES: January 09, 2020

19-9873

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision Part of Lot No. 58, West Nashville Annex, of record in Book 3842, Page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda J Groves from Jerry W. Atler and wife, Edna E. Atler by Warranty Deed in instrument number 20181001-0096926 in the Register's Office of Davidson County, Tennessee.

*THIS INSTRUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS OR THEIR AGENTS. NO TITLE SEARCH WAS PERFORMED OR REQUESTED.

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, CONDITIONS, COVENANTS, AND RESTRICTIONS (AS MAY BE AMENDED OR SUPPLEMENTED), ALL EASEMENTS, UTILITY EASEMENTS OR RIGHTS OF WAYS FOR PUBLIC UTILITIES THAT APPEAR IN THE APPROPRIATE PUBLIC RECORD.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PART OF LOT NO. 58, WEST NASHVILLE ANNEX, as recorded in Plat Book 3842, Page(s) 263, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4395, Page 720, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Easement for Tennessee Electric Power Company, recorded in Book 787, Page 60.

Certificate of Authenticity

I, Jim R. Vandetpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee

State of Tennessee
County of Williamson

Personally Appeared before me Lisa S. Allard, a notary public for this county and State Jim R. Vandetpool, who acknowledges that this certification of an electronic document is true and correct.

Lisa S. Allard, Notary

My Commission Expires
9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY