Karen Johnson Davidson County
Batch# 204820 DEEDQC
03/12/2019 10:39:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190312-0022469

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
MUSIC CITY ESTATE LAW 4525 HARDING PIKE, SUITE 200 NASHVILLE, TN 37205 (615) 628-7775 JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021	The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Jeffery W. Grissom Affiant Subscribed and sworn to before me, this 8th day of March 2019 Justin Gilbert Notary public My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Jeffery W. Grissom 1811 Lombardy Avenue Nashville, TN 37215	Jeffery W. Grissom 1811 Lombardy Avenue Nashville, TN 37215	117 08 0 074.01

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jeffery W. Grissom, Grantor, does hereby quitclaim, transfer and convey unto Jeffery W. Grissom, Trustee of the Jeffery W. Grissom Living Trust dated March 8, 2019, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Beginning at a point in the southerly margin of Lombardy Avenue at the corner of Lots number 24 and 25, being 254 feet, more or less, west of the westerly margin of Brightwood Avenue; thence with the margin of said Lombardy Avenue westerly, around a slight curve 120 feet to a point; thence southerly and parallel to the line between Lots number 25 and 26, 170 feet, more or less, to the north line of Lot number 20; thence along the north line of said Lot 20 and of Lot 21, easterly 120 feet to the corners of Lots number 21, 22, 23 and 25; thence northerly 170 feet, more or less, to the beginning.

Being the same property conveyed to Jeffery W. Grissom, from Ray Pruett and wife, Diane K. Pruett, by Warranty Deed dated August 3, 2005, and recorded on August 5, 2005 as Document No. 20050805-0092708, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1811 Lombardy Avenue, Nashville, Tennessee 37215

Witness my hand this 8th day of March 2019.

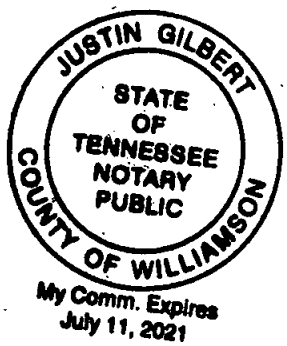
Jeffery W. Grissom, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Justin Gilbert, Notary Public, Jeffery W. Grissom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 8, 2019.

[Seal]



Justin Gilbert, Notary Public
My commission expires: July 11, 2021

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2005. Notary Public MY COMMISSION EXPIRES: 1-26-07 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery W. Grissom	AEDC FEDERAL CREDIT UNION	MAP
1811 Lombardy	P O Box 1210	PARCEL
Nashville, TN 37215	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ray Pruett** and wife, Diane K. Pruett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffery W. Grissom**

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

LAND in DAVIDSON COUNTY, TENNESSEE, being lot number 25 and the easterly 20 feet of lot number 26, Block "A" on the Map of Walter Stokes Homeplace, Subdivision number One, of record in Book 974, page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Lombardy Avenue at the corner of Lots number 24 and 25, being 254 feet, more or less, west of the westerly margin of Brightwood Avenue; thence with the margin of said Lombardy Avenue westerly, around a slight curve 120 feet to a point; thence southerly and parallel to the line between lots number 25 and 26, 170 feet, more or less, to the north line of lot number 20; thence along the north line of said lot 20 and of lot 21, easterly 120 feet to the corners of lots number 21, 22, 23 and 25; thence northerly 170 feet, more or less, to the beginning.

Being the same Property conveyed to Ray Pruett by deed of record as instrument number 20050420-0043845 and re-recorded as instrument number _____, said Register's Office. The spouse of Ray Pruett, Diane K. Pruett, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

20050805-0092707

This is (X) IMPROVED property known as **1811 Lombardy, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of August, 2005.

Ray Pruett

Diane K. Pruett

Davidson County DEEDWARR
Recvd: 08/05/05 14:58 2 pgs
Fees:13.00 Taxes:1350.50

[redacted]
20050805-0092708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane K. Pruett & Ray Pruett the bargainor~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor~~s~~, and who acknowledged that ~~HE~~ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of August, 2005.

My Commission expires 6-26-08

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of August, 2005.

My Commission expires _____

Notary Public