Karen Johnson Davidson County
Batch# 210150 DEEDQC
03/26/2019 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190326-0027196

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

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 before me, this the 22nd day of March, 2019.

Notary Public
My Commission Expires: 5/13/2020

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
John C. Groth 210 Blue Hills Drive Nashville, TN 37214	Same	095-03-0-032.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John C. Groth, Successor Trustee of the Estelle B. Groth Revocable Living Trust Agreement U/A/D November 21, 1994 as amended by the First Amendment to the Estelle B. Groth Revocable Living Trust U/A/D November 21, 1994 ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto John C. Groth, a married man, ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being Lot No. 107 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 begins at a point in the Westerly margin of Blue Hills Drive, the common corner of Lot Nos. 106 and 107; thence Westerly 192.6 feet to a point, marked by a concrete monument; thence Northerly 2 degrees 6 minutes West 82.3 feet to the common corner of Lot Nos. 107 and 108; thence Easterly 192.5 feet to a point in the Westerly margin of Blue Hills Drive; thence with the margin of said drive Southerly 82.3 feet to the point of beginning.

Being the same property conveyed to Estelle B. Groth, Trustee of the Estelle B. Groth Revocable Living Trust U/A/D/ November 21, 1994 as amended by the First Amendment to the Estelle B. Groth Revocable Living Trust U/A/D November 21, 1994 by Quitclaim Deed from Estelle B. Groth, a single woman, of record in Instrument No. 20070823-0100910, Register's Office for Davidson County, Tennessee, dated August 23, 2007 and recorded on August 23, 2007.

Estelle B. Groth, having since died on February 5, 2019, leaving the property vested in Successor Trustee John C. Groth.

This is improved property known as 210 Blue Hills Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 18th day of March, 2019.

John C. Groth

John C. Groth, Successor Trustee of the Estelle B. Groth Revocable Living Trust Agreement U/A/D November 21, 1994 as amended by the First Amendment to the Estelle B. Groth Revocable Living Trust U/A/D November 21, 1994

STATE OF Tennessee
COUNTY Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John C. Groth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Successor Trustee of the Estelle B. Groth Living Trust Agreement U/A/D November 21, 1994, as amended by the First Amendment to the Estelle B. Groth Revocable Living Trust U/A/D/ November 21, 1994,** the within named bargainor, and that he as such Successor Trustee, executed the foregoing instrument for the purpose therein contained by signing as Successor Trustee.

Witness my hand and official seal, this the 18th day of March, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020
(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

True Copy Certification

I, Madeleine Constantine, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Madeleine Constantine
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

