Karen Johnson Davidson County
Batch# 233236 DEEDQC
05/22/2019 01:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190522-0048511

This Instrument Prepared By:
Larry D. Cantrell – Attorney at Law, P.C.
2016 – 8th Avenue South
Nashville, TN 37204 - 2202
(615) – 385 – 3291/FAX (615) – 297 - 9007

This instrument was prepared solely upon the information provided by the parties with no title examination being requested or made. The parties (Grantor and Grantee) hold Larry D. Cantrell, Attorney at Law individually and as a Professional Corporation harmless from any and all liability in connection herewith.

Name and Address of New Owners:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Leta F. Grimes & Bryan A. Grimes 409 Norman Drive Madison, TN 37115	Same as new owner	052 04 0 076.00

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 20TH day of MAY , **2019**, by and between **Leta F. Grimes** ("Grantor") and **Leta F. Grimes and Bryan A. Grimes** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the Creation of a Joint Tenancy with right of survivorship (by this term it is the intention of the both Grantor and Grantees that the survivor of the Joint Tenancy shall own the entire property solely, exclusively to the total exclusion of all other parties upon the death of the other Joint Tenant) of the herein described property and no monetary consideration but other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim; **(however, Grantor Leta F. Grimes reserves to herself the exclusive possession, use, and enjoyment of the rents, issues, and profits of the above-granted premises for and during the natural lifetime of grantor Leta F. Grimes)** unto Grantees, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate in Davidson County, State of Tennessee having an address of 237 Manzano Road, Madison, TN 37115, described as follows, to - wit:

Land in Davidson County, Tennessee, being lot No. 64 on the Plan of Arrowhead Estates, Section II, as shown on Plat of record in Plat Book 5050, Page 83, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bert Grimes and wife, Leta Grimes by National Mortgage Association of record in Book 11677, Page 340 Register's Office for Davidson County, Tennessee.

At the time of his death **Bert N. Grimes,** was a Tenant by the Entirety owner with his Wife **Leta F. Grimes** of the herein listed property by virtue of the afore referenced Deed from **Federal National Mortgage Association,** dated September 27, 1999. The Affidavit of Inheritance (Real Estate) Per **T.C.A § 30-2-712** relative to the subject property duly recorded in the Register's Office for Davidson County, Tennessee same being **Instrument Number 20170628 – 0065136** recorded June 28, 2017 is hereby incorporated into and made a part of this document by reference as fully as if copied herein verbatim.

REVERSIONARY CLAUSE

Grantees (**Leta F. Grimes and Bryan A. Grimes)** agree that neither of the herein named Grantees will ever file a Petition to Partition the herein conveyed property. If at any time, a Petition to Partition the herein conveyed property is filed in any Court of any State whether State or Federal Court the property Conveyed by the Grantor **Leta F. Grimes** creating a Joint Tenancy with Right of Survivorship in **Leta F. Grimes and Bryan A. Grimes** the Joint Tenancy with Right of Survivorship shall automatically terminate and the **Grantor Leta F. Grimes** her heirs and assigns, have the right to re-enter the preemies and, upon exercise of such re-entry, all right, title and interest of grantees in the herein described premises shall cease and revert automatically and immediately to **Grantor Leta F. Grimes,** her heirs and assigns.

Bryan A. Grimes, one of the Grantees, joins in this conveyance for the sole purpose of acknowledging he had no interest in the Property herein conveyed and to acknowledge his agreement with this Reversionary Clause to this instrument conveying the herein described property.

The above-described property is improved property.

Known as 237 Manzano Road, Madison, TN 37115.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Leta F. Grimes
Leta F. Grimes, Grantor

Bryan A. Grimes
Bryan A. Grimes, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, KRISTEN HARTUNG, a Notary Public of the State and County aforesaid, personally appeared **Leta F. Grimes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the, the within named bargainor, and that she as such, executed the foregoing instrument for the purpose(s) therein contained, by signing herself as Grantor.

WITNESS my hand and seal, this 20TH day of MAY, **2019**.

KRISTEN HARTUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires January 3, 2022

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, KRISTEN HARTUNG, a Notary Public of the State and County aforesaid, personally appeared **Bryan A. Grimes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be, one of the named grantees, and that he as such, executed the foregoing instrument for the purpose(s) therein contained, by signing herself as Grantee.

WITNESS my hand and seal, this 20TH day of MAY, 2019.

KRISTEN HARTUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires January 3, 2022

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is the Creation of a Joint Tenancy with right of survivorship and $0.00 Dollars monetary consideration.

Leta F. Grimes

Leta F. Grimes, Affiant Grantee

Subscribed and sworn to before me this 20TH day of MAY, 2019.

KRISTEN HARTUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires
January 3, 2022

My Commission Expires: _____