Karen Johnson Davidson County
Batch# 247676 DEEDQC
06/24/2019 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190624-0060836

PREPARED BY:
Tennessee Title Services LLC
7000 Executive Ctr Dr #290
Brentwood, TN 37027

Parcel ID: 181 10 0A 228.00

Send tax bills to: David & Kathey Grodi, 7208 Autumn Crossing Way Brentwood, TN 37027

Quitclaim Deed

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **David Arthur Grodi and Kathey Grodi, husband and wife** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL ITS RIGHT, TITLE AND INTEREST UNTO, to **DAVID A. GRODI AND KATHEY L. GRODI, CO-TRUSTEES OF THE DAVID AND KATHEY GRODI, LIVING TRUST DATED DECEMBER 28, 1993,** HEREINAFTER CALLED THE GRANTEE, HER 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 No. 709 on the Plan of THE Final Plat, Phase Seven, Autumn Oaks Subdivision, as shown on Plat of record in Instrument No. 20050725-0086194, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Arthur Grodi and Kathey Grodi, by Warranty Deed dated October 23, 2015 from Thanh Le Kim and Spouse Vo N. Ngo, and filed of record in Instrument No. 20151028-0109556, Register's Office for Davidson County, Tennessee.

Property Address: 7208 Autumn Crossing Way, Brentwood, TN 37027

Witness our hand this 14th day of June, 2019.

David Arthur Grodi

Kathey Grodi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **David Arthur Grodi and Kathey Grodi**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this the 14th day of June, 2019.

SARA ANN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/20/2020

State of Tennessee

County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me this 20th day of June, 2019.

Notary Public

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

My Commission Expires: 12/15/21

Name and address of new owner:
David and Kathey Grodi
7208 Autumn Crossing Way
Brentwood, TN 37027

True Copy Certification

I, Marjorie Kaup Haines, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY