Karen Johnson Da...son County
Batch# 258348 DEEDQC
07/17/2019 03:56:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190717-0070102

QUITCLAIM DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

HM-QCD-19-8171-8177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX/SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Perry L. Grimes	**SAME**	
(NAME)	(NAME)	
8171 Highway 70 S,		**12700003801 & 12700009100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES L. GRIMES AND NANCY B. GRIMES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PERRY L. GRIMES** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being in the 9th Civil District of said County and State, being part of Lot No, 2 on the plan of the Racy Hows Lands, as of record in Book 21, Page 137, Register's Office for said county, described according to a survey made by Ralph W. C. Lambert, surveyor, August 18, 1962, as follows:

Beginning on the southwesterly margin of U,S. Highway No. 70-S, at an iron pin which is 1322 feet northwest of the east boundary line of said Lot No. 2; thence south 33° west 1500 feet to an iron pin; thence north 88° 15' west 160 feet to a corner post; thence north 74° west 85 feet to an iron pin; thence north 33° east 1612 feet to an iron pin 4 the southwesterly margin of said U.S. Highway No. 70-S; thence with same south 57° east 210 feet to the beginning, containing 7.5 acres, more or less,

Being the same property conveyed from Nancy Bernrd Grimes to James L. Grimes and Nancy B. Grimes, husband and wife by Quitclaim Deed of record in Book 7849, Page 302, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **8171 and 8177 Highway 70 S, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 16 day of July, 2019.

James L. Grimes

Nancy B. Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. GRIMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of July, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY B. GRIMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of July, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212