Karen Johnson Davidson County
Batch# 263772 DEEDQC
07/30/2019 09:14:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190730-0074748

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
MARK BRANDON GRUBER 5070 COBBLESTONE CREEK DR. WHITES CREEK, TN 37189	FREEDOM MORTGAGE P.O. BOX 6656 CHICAGO, IL 60680-6656	041010A07400CO

KNOW ALL MEN BY THESE PRESENTS:

That LAUREL F GRUBER, (being one and the same as LAUREL FAY GRUBER) Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 19D895, between MARK BRANDON GRUBER, Plaintiff, and LAUREL FAY GRUBER, Defendant, does hereby demise, release, and forever quitclaim unto the said, MARK BRANDON GRUBER, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Cobblestone Creek Phase Two – "FIRST REVISION" of record as Instrument #20060612-0069609, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Mark Brandon Gruber, married, recorded August 28, 2008 in Instrument 20080828, in the Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from Mark Brandon Gruber, a married man, herein joined by his spouse, Laurel F. Gruber to Mark Brandon Gruber and Laurel F. Gruber, husband and wife, as joint tenants with rights of survivorship as set forth in Deed Instrument #20120418-0033017 dated 04/10/2012, recorded 04/18/2018, Davidson County, Tennessee.

Property Address: 5070 Cobblestone Creek Drive, Whites Creek, TN 37189

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said MARK BRANDON GRUBER hereby agrees to pay and agrees to hold LAUREL F GRUBER harmless from one original Deed of Trust in favor of Freedom Mortgage, said note bearing an original unpaid principal balance of $168,895.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20190517-0046817, Pages 1-123, recorded on May 17, 2019 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LAUREL F. GRUBER, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

LAUREL F. GRUBER
Grantor

Sworn to and subscribed before me
this 15th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 07/09/2022

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MARK BRANDON GRUBER, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

MARK BRANDON GRUBER
Affiant/Grantee

Sworn to and subscribed before me
this 15th day of July, 2019.

NOTARY PUBLIC

My Commission expires: 07/09/2022

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY