Karen Johnson Davidson County
Batch# 304734 DEEDQC
10/23/2019 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191023-0108555

This Instrument Prepared with
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 29
Brentwood, TN 37027

After Recording Return to:
Alyssa Marie and Jordan Harbin Grubbs
628 Bel Air Dr
Nashville, TN 37217

State of TN
County of RUTHERFORD
The actual consideration is $0.00.
Affiant

Subscribed and sworn to before
me this 15 day of Oct 2019.
Notary
Commission Expires: 2-27-21

SHEILA R. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alyssa Marie Grubbs & Jordan Harbin Grubbs 628 Bel Air Dr Nashville, TN 37217	NEW OWNER	092100F00400CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **James M. Scheele and Sandra L. Scheele, husband and wife,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL THEIR RIGHT, TITLE, AND INTEREST UNTO, **Alyssa Marie Grubbs and Jordan Harbin Grubbs, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 83 on the Map of Curreywood Acres Subdivision, as of record in Plat Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above described property but excluded there from is the following described easement as described in Book 4058, page 427, Register's Office of Davidson County, Tennessee, as condemned by the Metropolitan Government for a sanitary sewer with easements:

An easement 30 feet in width, the centerline of which is more particularly described as follows:

Beginning at a point in the common line of Lots 83 and 84, of the Curreywood Acres Subdivision, Section I, the deed for which is of record in Book 2133, page 109, R.O.D.C., Tennessee. said point being Northwardly 67 feet from the Southerly common corner of the aforesaid Lots 83 and 84; thence Eastwardly 58 feet to a point in the common line of Lots 82 and 83 of the aforesaid subdivision, said point being Northeastwardly 82 feet, more or less, from the southerly common corner of the aforesaid Lots 82 and 83.

A 30 foot temporary construction easement, measured 15 feet on either side of the aforedescribed permanent easement, said temporary construction easement to be vacated upon completion of construction.

Being the same property conveyed to James M. Scheele, married, Sandra L. Scheele and Alyssa Marie Scheele, a single person, as tenants in common each owning 1/3 interest, with right of survivorship by Warranty deed from David M. Hanes, unmarried of record in Instrument No. 20150421-0035336 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 21, 2015. The said Alyssa Marie Scheele, a single person is now known as Alyssa Marie Grubbs, married.

This is improved () unimproved (X) property, known **628 Bel Air Drive Nashville, TN 37217**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 15 day of Oct, 2019

James M. Scheele

Sandra L. Scheele

STATE OF TN
COUNTY OF RUTHERFORD

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **James M. Scheele and Sandra L. Scheele,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of Oct, 2019.

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2-27-21

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

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)