Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 7th day of November, 2019.

Notary Public
My commission expires:

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 3, 2023

Karen Johnson Davidson County
Batch# 312801 DEEDQC
11/07/2019 12:40:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191107-0115195

Address of New Owner:	Send Tax Bills to:	Tax Information:
JEFFREY M. GRISSIM 1222 17TH AVENUE SOUTH NASHVILLE, TN 37212	SAME	10408022300

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **GRISSIM TITLE & ESCROW, LLC,** the Grantor, by these presents, does hereby quitclaim and convey to **JEFFREY M. GRISSIM, UNMARRIED,** the Grantee, all its title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 55 FEET OF THE WESTERLY PART OF LOT NO. 30 ON THE PLAN OF O.B. HAYES' LARGE LOTS, CALLED ROKEBY, AS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF 17TH AVENUE, SOUTH, FORMERLY ADDISON STREET, ON THE DIVIDING LINE BETWEEN LOTS NOS. 30 AND 35 ON SAID PLAN, BEING THE NORTHWEST CORNER OF LOT NO. 1 ON THE PLAN OF THE SUBDIVISION OF LOT NO. 35, AS OF RECORD IN BOOK 161, PAGE 86, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID LOT NO. 1, EASTWARDLY 150 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF A PROPOSED ALLEY; THENCE WITH SAID ALLEY NORTHWARDLY 55 FEET TO THE SOUTHEAST CORNER OF THE PROPETY CONVEYED TO JOHN W. MURPHREE BY DEED FROM J.M. DYKES AND WIFE, OF RECORD IN BOOK 888, PAGE 788, SAID REGISTER'S OFFICE; THENCE WITH SAID MURPHREE'S SOUTHERLY LINE, WESTWARDLY 150 FEET, MORE OR LESS, TO THE EASTERLY

MARGIN OF 17TH AVENUE SOUTH; THENCE WITH SAID AVENUE SOUTHWARDLY 55 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GRISSIM TITLE & ESCROW, LLC, BY WARRANTY DEED FROM JOHN ROBERT EVANS, A WIDOWER, AND CHRIS BULLARD, A MARRIED MAN, DATED JUNE 23, 2011, OF RECORD IN INSTRUMENT NO. 20110630-0050099, DAVIDSON COUNTY REGISTER OF DEEDS.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1222 17TH AVENUE SOUTH, NASHVILLE, TN 37212.

Witness my hand this 7th day of NOVEMBER, 2019.

GRISSIM TITLE & ESCROW, LLC

BY: _____ Owner & Sole Member
JEFFREY M. GRISSIM, OWNER, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named JEFFREY M. GRISSIM, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein stated and further who stated that he is the owner and Sole Member of GRISSIM TITLE & ESCROW, LLC, and executed said instrument for the purpose therein contained, and as such owner has authority to so act.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 7th day of NOVEMBER, 2019.

_____
Notary Public

My commission expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023