THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Nicholas Grome and Rebecca Grome
509B Moore Avenue
Nashville, TN 37203-5322

SEND TAX BILLS TO:
Nicholas Grome and Rebecca Grome
509B Moore Avenue
Nashville, TN 37203-5322

NEW OWNER'S MAILING ADDRESS:
Nicholas Grome and Rebecca Grome
509B Moore Avenue
Nashville, TN 37203-5322

MAP-PARCEL NUMBER(S): 105 07 0W 002.00

QUITCLAIM DEED

5227995

THIS INDENTURE, made this [Date] October 25, 2019, by and between Nicholas Grome and Rebecca Grome, husband and wife, as Joint Tenants with Rights of Survivorship, hereinafter referred to as "Grantor", and Nicholas Grome and Rebecca Grome, co-trustees of the Nicholas and Rebecca Grome Trust Agreement dated January 15, 2018, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT B, AS SHOWN ON THE PLAN OF 509 MOORE AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20150506-0041421, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, REFERENCE TO WHICH IS HEREBY MADE FOR MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

Property Address: 509B Moore Avenue, Nashville, TN 37203-5322

Being the same property conveyed to Grantor by deed dated October 25, 2019 which deed was recorded at Instrument/Case No. 20191108011567 4 in the Land Records for Davidson County on 11/8/19.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(F): "Transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse."

Karen Johnson Davidson County
Batch# 314215 DEEDQC
11/12/2019 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191112-0116360

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Nicholas Grome, Grantor

Rebecca Grome, Grantor

STATE OF TN

COUNTY OF Davidson

On this [Date] October 25, 2019, before me personally appeared Nicholas Grome and Rebecca Grome, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

CAROL B CHRISTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
(OFFICIAL SEAL)
COUNTY OF WILLIAMSON

Notary Public (Signature of Notary Public)

(Printed Name of Notary Public)

My Commission Expires: 2/5/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Tennessee Driver's License

AFFIDAVIT OF VALUE

STATE OF TN

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Nicholas Grome, Affiant

Rebecca Grome, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] 10/25/2019,

Nicholas Grome and Rebecca Grome.

CAROL B CHRISTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Carol B Christian
(Printed Name of Notary Public)

My Commission Expires: 2/9/2020

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Tennessee Driver's License

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne