# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 318264 DEEDQC
11/22/2019 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191122-0120524

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 THE 18th day of Nov. 2019.

Notary Public

MY COMMISSION EXPIRES: 11/18/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Glenda Grammer | New owner | 063 00 0 186.00 |
| 1711 Neely's Bend Rd. | | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **GLENDA GRAMMER, as the sole heir-at-law of VAL D. GRAMMER, deceased** ("Grantor"), by these presents does hereby quitclaim and convey unto **GLENDA GRAMMER, unmarried** ("Grantee"), her heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

BEGINNING at a point in the East margin of Neely's Bend Road, said point being located North 15 degrees 15 minutes West and 33.20 feet from the common line between Lots Nos. 2 & 3 of Bransford Co. Subdivision of the West Morton Farm as of record in Book 547, Page 131, Register's Office for Davidson County, Tennessee; thence South 89 degrees 17 minutes East 1738.7 feet to a point; thence South 7 degrees 13 minutes West 233.2 feet to the Southeast corner of Lot No. 2 of said Subdivision; thence with the South Line of said lot North 89 degrees 17 minutes west 595 feet to a point; thence North 0 degrees 43 minutes East 182 feet to a point; thence North 89 degrees 17 minutes West 1104.1 feet to a point in the East margin of Neely's Bend Road; thence with the East margin of said road North 15 degrees 15 minutes West 51.9 feet to the beginning and containing 4.51 acres.

Being the same property conveyed to Val D. Grammar by Quitclaim Deed from Delmas M. Grammer, Jr. and wife, Mildred N. Grammer, of record in Book 8833, page 895, Register's Office for Davidson County, Tennessee. Val D. Grammar died intestate June 30, 2013, leaving surviving spouse Glenda Grammer as the sole heir-at-law as established under Affidavits of Heirship of record in Instrument No. 20191114-0117641 and Instrument No. 20191114-0117641, Register's Office for Davidson County, Tennessee.

Being improved property also known as 1711 Neely's Bend Rd., Madison, Tennessee 37115.

**SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.**

IN WITNESS WHEREOF, I have hereunto set our hands this the 20th day of November, 2019.

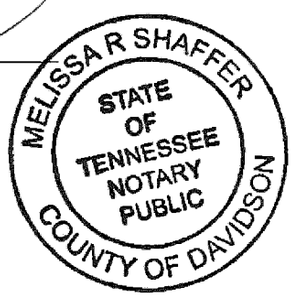
Glenda A Grammer
**GLENDA GRAMMER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2019, before me personally appeared Glenda Grammer, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Witness my hand, at office, this 20th day of November, 2019.

My commission expires: 11/8/22

Notary Public



Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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