Karen Johnson Davidson County
Batch# 430171 DEEDQC
07/02/2020 02:05:39 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200702-0071946

prepared by:
Sarah Elizabeth Carroll
1325 5th Ave N, #2
Nashville TN, 37208

Quitclaim Deed

RECORDING REQUESTED BY Sarah Elizabeth Carroll
AND WHEN RECORDED MAIL TO: Send Tax Bills To | New Owner:
Sean Patrick Groark and Julia Corby Groark, Grantee(s)
2726 Muir Woods Drive
Hampton Cove, AL, 35763
Consideration: $ No Consideration
Property Transfer Tax: $ 0.00
Assessor's Parcel No.: 082090W002000CO
PREPARED BY: Sarah Elizabeth Carroll certifies herein that he or she has prepared this Deed.

Sarah E Carroll
Signature of Preparer

May 27, 2020
Date of Preparation

Sarah E Carroll
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on May 29, 2020 in the County of Madison, State of Alabama by Grantor(s), Sarah Elizabeth Carroll, whose post office address is 1325 5th Avenue North, #2, Nashville, TN, 37208, to Grantee(s), Sean Patrick Groark and Julia Corby Groark, whose post office address is 2726 Muir Woods Drive, Hampton Cove, AL, 35763

WITNESSETH, that the said Grantor(s), Sarah Elizabeth Carroll, for good consideration and for the sum of Zero dollars and zero cents ($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Sarah Carroll
Signature of Grantor

Sarah Carroll
Print Name of Grantor

Mary Lindsey
Signature of First Witness to Grantor(s)

Mary Lindsey
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Ann Qualls
Signature of Second Witness to Grantor(s)

Ann Qualls
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Sean P Groark
Signature of Grantee

Sean P Groark
Print Name of Grantee

Mary Lindsey
Signature of First Witness to Grantee(s)

Mary Lindsey
Print Name of First Witness to Grantee(s)

Julia C Groark
Signature of Second Grantee (if applicable)

Julia C Groark
Print Name of Second Grantee (if applicable)

Ann Qualls
Signature of Second Witness to Grantee(s)

Ann Qualls
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Alabama

County of Madison

On May 29, 2020, before me, Rita Holliday, a notary public in and for said state, personally appeared, Sarah Elizabeth Carroll, Sean Patrick Groark and Julia Corby Groark

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Rita C. Holliday 3/6/21

Signature of Notary

Affiant Known ✓ Produced ID _____

Type of ID _____

RITA C. HOLLIDAY NOTARY PUBLIC ALABAMA STATE AT LARGE

(Seal)

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 2 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument Number 20131029-0112391, as corrected by Scrivener's Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said unit, together with the with the undivided percentage interest in the common elements as set on Exhibit 'E" to the aforementioned Declaration as to said unit.

Being the same property conveyed to Sarah Carroll, unmarried, and Sean P. Groark and wife, Julia C. Groark, by deed from Germantown Commons of Tennessee, LLC of Tennessee, LLC of record in Instrument No. 20150908-0091037 **, Register's Office for Davidson County, Tennessee.**

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

SARAH ELIZABETH CARROLL
Affiant

Subscribed and sworn before me, this 29 day of MAY, 20 20 .

Rita C. Holliday 3/6/21
Notary

RITA C. HOLLIDAY NOTARY PUBLIC ALABAMA STATE AT LARGE