Karen Johnson Davidson County
Batch# 489488 DEEDQC
10/05/2020 12:56:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201005-0115004

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Angela Dianne Grove
733 Carlyle Place
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 119-12-0; Parcel 111.00)

THIS INSTRUMENT made and entered into on this the 28th day of September, 2020, by and between, **ANGELA SHUMATE A/K/A ANGELA DIANNE MCBAY N/K/A ANGELA DIANNE GROVE,** ("Grantor"), and **ANGELA DIANNE GROVE,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 86, Battle Wood Subdivision Subdivision, Section One, as of record in Book 1835, Page 31, of the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to Angela Shumate n/k/a Angela Dianne McBay, by Quitclaim Deed dated July 31, 2017 from Tara Lee Ann McBay, recorded August 8, 2017, in Instrument Number 20170808-0080987, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 733 Carlyle Place, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 28th day of September, 2020.

Angela Dianne Grove
ANGELA SHUMATE A/K/A ANGELA DIANNE MCBAY N/K/A ANGELA DIANNE GROVE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Shumate a/k/a Angela Dianne McBay n/k/a Angela Dianne Grove, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro TN, this 28th day of September, 2020.

Notary Public

My Commission Expires: 5.15.2021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 28th day of September, 2020.

Notary Public

My Commission Expires: 5.15.2021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN