QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Karen Johnson Davidson County
Batch# 490526 DEEDQC
10/06/2020 12:58:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201006-0115760

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st AVENUE S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peggy J. Grimes, Thomas Ward Grimes and Jimmy Ray Grimes	**New Owners**	
(NAME)	(NAME)	
4721 Crystal Brook Drive		**Map 162-16-D-0 Parcel 57.00 CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEGGY J. GRIMES, an unmarried woman,** hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **PEGGY J. GRIMES, an unmarried woman, THOMAS WARD GRIMES, a married man, AND JIMMY RAY GRIMES, a married man, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 11 on the Plan of Honey Brook Subdivision, Section 3, of record in Book 7900, page 379, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walker Grimes, Jr., and wife, Peggy J. Grimes by Warranty Deed of record in Instrument Number 20080623-0064637, Register's Office for Davidson, Tennessee. The said Walker Grimes, Jr., having since died on or about July 16, 2013, and subject property having vested solely in Peggy J. Grimes, as surviving tenant by the entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4721 Crystal Brook Drive, Antioch, TN 37013**.

Witness my/our hand(s) this the 2nd day of October, 2020.

Peggy J. Grimes

PEGGY J. GRIMES

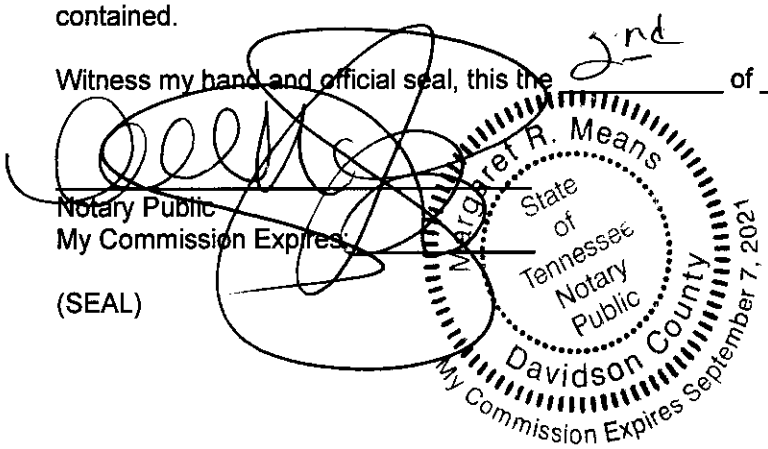
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY J. GRIMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2020.

Notary Public
My Commission Expires:

(SEAL)



RETURN TO:

Peggy J. Grimes
4721 Crystal Brook Drive
Antioch, TN 37013