THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Jamie Evans
1703 Marsden Ave
Nashville, TN 37216

Send Tax Bill to:
Owner

Map-Parcel Numbers:
Map 72-12 Parcel 75

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 3 day of November, 2020.

Notary Public

My Commission Expires:
12/1/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMIE L. GROELING** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JAMIE GROELING EVANS AND MATTHEW EVANS, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1703 Marsden Avenue, Nashville, TN 37216.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28 day of October, 2020.

By: Jamie L. Groeling

Karen Johnson Davidson County
Batch# 509106 DEEDQC
11/05/2020 09:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201105-0129575



STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jamie L. Groeling**, the Grantor, 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 28 day of October, 2020.

My commission expires: 10-11-22

Michelle Martin
Notary Public

Exhibit A

Land in Davidson County, Tennessee being the easterly 38.5 feet of Lot number 144 and the westerly 23 feet of Lot number 145 on the Plan of Riverside Drive Subdivision as of record in Book 974, Page 61, Register's Office for Davidson County, Tennessee.

Said parts of Lots number 144 and 145 front together 61.5 feet on the northerly side of Marsden Avenue and runs back 150 feet to an alley.

Being the same property conveyed to Jamie L. Groeling, an unmarried woman by Warranty Deed from Steven D. Scheibe, unmarried, dated October 30, 2008, of record in Instrument Number 20081110-0111157, Register's Office for Davidson County, Tennessee.

The said Jamie L. Groeling having since married and is now known as Jamie Groeling Evans.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731