Karen Johnson Davidson County
Batch# 577800 DEEDQC
02/24/2021 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210224-0023203

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

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 22 day of February, 2021.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Robert L. Grinstead 2414 Morena Street Nashville, TN 37208	Same as Owner	092 06 0 092.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **DELORES GRINSTEAD HAWKINS and husband, RONALD HAWKINS** and **KAREN GRINSTEAD McKINNIE and husband, DONALD McKINNIE** (hereinafter "Grantors"), for the purpose of divesting ourselves of our entire ownership interest in this property as tenants in common with Grantee, do hereby convey, remise, release and quitclaim unto **ROBERT L. GRINSTEAD** (hereinafter "Grantee"), and his heirs, successors and assigns, thus vesting said Grantee with ownership of the entire property, the following described tract (parcel) of land in Davidson County, Tennessee:

Being Lot 293 on the map of Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the north side of Morena (fka Morina) Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jesse Davis Grinstead (Sr.) and Katie E. (Elizabeth) Grinstead, husband and wife, by deed of record in Book 1555, Page 437 in the Register's Office for Davidson County, Tennessee. The said Jesse Davis Grinstead (Sr.) died on August 13, 1954 leaving the said Katie E. Grinstead as the sole owner of the property as surviving tenant by the entireties. The said Katie E. Grinstead died intestate on February 17, 2010 leaving Grantors Delores Grinstead Hawkins, Karen Grinstead McKinnie, and Grantee herein, as her sole heirs at law each inheriting an undivided one-third (1/3) interest in the property as tenants in common. See Affidavit of Heirship of record at Instrument No. 20210126-0011744 in said Register's Office.

Ronald Hawkins and Donald McKinnie join in this conveyance for purpose of transferring and conveying to Grantee any and all rights they might otherwise have or be able to claim in the property, including, without limitation, rights by virtue of marital rights or homestead.

The above-referenced deed of record at Book 1555, Page 437, Davidson County Register's Office, erroneously referred to the map of Heffernan Place as of record in Book 161, Page 139 in said Register's Office; however, the map of record at that location is not the map of Heffernan Place, which correct map is of record at the location referenced in the above legal description.

This is improved property known as 2412 Morena Street, Nashville, TN 37208.

This property is not and has not been a personal residence of any of Grantors.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This deed is executed by Grantors on separate signature pages to accommodate signatures at different times and places.

Delores Grinstead Hawkins, Grantor

Ronald Hawkins, Grantor

STATE OF Maryland)
COUNTY OF Prince George's)

Personally appeared on the date set forth below before me, the undersigned, a Notary Public in and for said County and State, the within named Delores Grinstead Hawkins and Ronald Hawkins, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 4th day of February, 2021.

Commission Expires: 5-14-2023

Notary Public

NASTASSJA N. MORET
Notary Public
Prince George's County
Maryland
My Commission Expires May 14, 2023

This deed is executed on Grantors by separate signature pages to accommodate signatures at different times and places.

Karen C. Grinstead McKinnie

Karen Grinstead McKinnie, Grantor

Donald C. McKinnie

Donald McKinnie, Grantor

STATE OF MARYLAND)
COUNTY OF PRINCE GEORGES)

Personally appeared on the date set forth below before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Grinstead McKinnie, and Donald McKinnie, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 9TH day of FEBRUARY 2021.

Commission Expires: 3/14/2023

Notary Public

CHARLES G. SCHORR III
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 14, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter

Notary Signature

My Commission Expires: January 10, 2023