Karen Johnson Davidson County
Batch# 602236 DEEDQC
03/29/2021 10:55:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210329-0040712

PREPARED BY:
TRUDY L. BLOODWORTH
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

FROM: **CYNTHIA B. GROOMS**

TO: **JOHN MICHAEL GROOMS**

Send Tax Statements To:

JOHN MICHAEL GROOMS
856 Glendale Lane
Nashville, TN 37204

Map and Parcel No:

13206002000

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee. I, **CYNTHIA B. GROOMS**, hereby transfer and by these presents do remise, release and quitclaim unto, **JOHN MICHAEL GROOMS**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 856 Glendale Lane, Nashville, TN 37204 to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Crestwood Acres of record in Book 1130, page 60, Register's Office for said county, to which Plan reference is made for a complete description.

Being the same property conveyed to J. Michael and Cynthia B. Grooms by Warranty Deed Carol D. Page, a single person of record in Instrument #20140818-0074464, Register's Office for Davidson County, Tennessee.

This convcyance is subject to Taxes for 2014. and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 60, said Register's Office, which Plan shows 75-foot minimum building setback line from Glendale Lane and a 10-foot easement for public utility purposes along the rear line; Restrictions and use limitations of record in Book 1318, page 622, said Register's Office.

This is improved property know as: 856 Glendale Lane, Nashville, TN 37204

WITNESS my hand this, the 24 day of March, 2021.

Cynthia B. Grooms
CYNTHIA B. GROOMS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public in and for the above County and State, the within named **CYNTHIA B. GROOMS**, the bargainer, with whom I am personally acquainted (or who identified herself 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 seal, at the office, this the 24th day of March, 2021.

Kayla Garner
NOTARY PUBLIC

My Commission Expires: 1/8/2024

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

KAYLA GARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY