Karen Johnson Davidson County
Batch# 637030 DEEDQC
05/17/2021 09:06:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210517-0065789

AFTER RECORDING RETURN TO:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 1763410TN

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Recordation Requested By:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361

Parcel ID No.: 133-01-0-258-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 01 day of April, 2021, by and between **Terrance W. Grove, a married man, joined in execution by his spouse and Cynthia Grove and Sarah Grove, an unmarried woman,** a mailing address of 531 Elgin St, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Sarah Grove,** a mailing address of 531 Elgin St, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 531 Elgin St, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20200108-0002613, recorded on 01/08/2020 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Terrance W. Grove

Terrance W. Grove

Cynthia Grove

Cynthia Grove

STATE OF PA
COUNTY OF Dauphin

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Terrance W Grove Cynthia Grove, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Pennsylvania, this 2nd day of April, 2021.

Eric Selvy

Notary Public
My Commission expires: 8/23/2022

Commonwealth of Pennsylvania - Notary Seal
ERIC SELVY - Notary Public
Dauphin County
My Commission Expires August 23, 2022
Commission Number 1336884

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sarah Grove

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Davidson - TN, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 531 Elgin Pl 37211 Nashville TN, this 01 day of April, 2021.

Notary Public
My Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

X SHE.G
Affiant Sarah Grove

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 01 day of April, 2021.

Notary Public
My Commission Expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Sarah Grove
531 Elgin St
Nashville, TN 37211

Name and address of property owner:

Sarah Grove
531 Elgin St
Nashville, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 182 ON THE MAP OF SUNRISE HEIGHTS, SECOND PLAN, OF RECORD IN PLAT BOOK 421, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO Terrance W. Grove, a married man and Sarah Grove, an unmarried woman BY DEED FROM Kyle S. Austin, unmarried DATED December 3, 2019 AND RECORDED January 8, 2020 UNDER 202001080002613 OF THE Davidson COUNTY, TN RECORDER'S OFFICE.

Parcel ID: 133-01-0-258-00

PROPERTY COMMONLY KNOWN AS: 531 Elgin St, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Ken Veltri, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ken Veltri
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Jennifer L Lander, a notary public for this county and
Notary's Name

state, Ken Veltri, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(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).