QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 686574 DEEDQC
07/29/2021 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210729-0102285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires [illegible]

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Justin B. Groce and Julia R. Groce	**Same**	
(NAME)	(NAME)	
828 Beech Bend Drive	4318 Forest Plaza Dr.	**142 14 0 170.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Hixson, Tx 37343	
(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,

JUSTIN BARRETT GROCE, A MARRIED PERSON ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JUSTIN B. GROCE AND JULIA R. GROCE, HUSBAND AND WIFE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 687 ON THE PLAN OF SECTION THREE, HARPETH WOODS, AS OF RECORD IN BOOK 5200, PAGE 270, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NUMBER 687 FRONTS 80.0 FEET ON THE WESTERLY MARGIN OF BEECH BEND DRIVE AND EXTENDS BACK 264.4 FEET ON THE NORTHERLY LINE AND 257.9 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 84.7 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN BARRETT GROCE, A MARRIED PERSON, BY WARRANTY DEED FROM JONATHAN QUAO, TRUSTEE, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20151016-0105317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **828 Beech Bend Drive, Nashville, TN 37221**

Witness our hands this the 26th day of July, 2021.

Justin Barrett Groce

Julia R. Groce

STATE OF TN)
COUNTY OF Hamilton)

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

Witness my hand and official seal, this the 26th day of July, 2021.

Notary Public
My Commission Expires: 11.12.2024

SHANNA SHARPLEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/21.

Date

Emily Manno

Affiant Signature

07/26/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON