Karen Johnson Davidson County
Batch# 696280 DEEDQC
08/12/2021 12:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210812-0108896

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Nathaniel B. Grimes and Jamey Anderson Grimes 304 Leafmill Court Antioch, TN 37013

Order Number: SWA-ST21-13726

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Nathaniel B. Grimes, married to Jamey Anderson Grimes,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Nathaniel B. Grimes and Jamey Anderson Grimes, Husband and Wife,** as tenants by the entireties, whose address is 304 Leafmill Court, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 42 of Village One Summerfield of record in Instrument #200002110014170, Register's Office for Davidson County, Tennessee

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 164-10-0-A-42
Street address of property: 304 Leafmill Court, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170706-0067937 in the Register's Office, Davidson County, Tennessee.

Signed this 13th day of July, 2021.

Signature of Grantors:

Nathaniel B. Grimes

Jamey Anderson Grimes

STATE OF Maryland, COUNTY OF Baltimore, SS:

BE IT REMEMBERED That on this 13th day of July, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Nathaniel B. Grimes and Jamey Anderson Grimes, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

SUSAN SHUMAN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
Exp 9/3/21

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 164-10-0-A-42
Street address of property: 304 Leafmill Court, Antioch, TN 37013

Oath of Consideration

I or we, Nathaniel B Grimes and Janey Anderson Grimes, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 13th day of July, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 13th day of July, 2021.

Notary Public

Exp 9/3/21

SUSAN SHUMAN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 42 OF VILLAGE ONE SUMMERFIELD OF RECORD IN INSTRUMENT #200002110014170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID:164 10 0A 042.00 CC

Commonly known as 304 Leafmill Court, Antioch, TN 37013
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20170706-0067937 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Elizabeth McCool Elina, 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 Texas

County of Collin

Personally appeared before me, [~~Name of Notary~~] Trisha Mercier, a notary public for this county and state, Elizabeth McCool Elina 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: 12-2-2023

Notary' Seal (if on paper)

TRISHA MCNEIR
My Notary ID # 130456059
Expires December 2, 2023