QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 698279 DEEDQC
08/16/2021 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210816-0110275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $0.00.

Teresa Morgan
Affiant

Subscribed and sworn before me this 13th day of August, 2021.

Sarah Taylor Hunt
Notary Public
My commission expires: 2/22/25
(Affix Seal)

SARAH TAYLOR HUNT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY
Teresa M. Morgan, Attorney, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zina Grant & Malinda Lue Grant 2704 Glenoaks Drive Nashville, Tennessee 37214	same	084 04 0 025.00

THIS INDENTURE made and entered into on this 13th day of August, 2021, between **Malinda Lue Grant, and Zina Taylor, now known as Zina Grant, Their Heirs and Assigns** (collectively, "Grantor"), and **Malinda Lue Grant, unmarried and Zina Lynn Grant, unmarried, as tenants in common with rights of survivorship** (collectively "Grantee"), and hereby transfers and conveys the certain parcel of real property described below to the Grantee:

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee being Lot No. 11 on the Plan of McGavock Heights, Section III, as of record in Book 2330, page 102, Register's Office for said County, described as follows:

Beginning on the westerly margin of Glenoaks Drive at the corner of Lots Nos. 11 and 12; thence with said Drive, northwardly 135.78 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 37.96 feet to a concrete monument on the southerly margin of Jova Drive; thence with said Drive, westwardly 116.72 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwardly 172.2 feet to the common corner of Lots Nos. 9 and 10; 11 and 12; thence with the line between Lots Nos. 11 and 12, eastwardly 168.4 feet to the beginning.

Being the same property conveyed to Malinda Lue Grant and Zina Taylor, Their Heirs and Assigns by Quitclaim Deed from Malinda Lue Grant on December 30, 2016, of record in Instrument No. 20170103-0000364, Register's Office for Davidson County, Tennessee. Zina Taylor was divorced and a Final Decree of Divorce was entered on November 13, 2018 by the Third Circuit Court in Davidson County, Tennessee, Case No. 18D1247, in which Zina Taylor's name was and by said Order her name was changed to Zina Lynn Grant and Carlis W. Taylor disclaimed any marital interest in the subject property.

Subject to Restrictive Covenants for McGavock Heights Subdivision, Section III, of record in Book 2602, Page 232, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2704 Glenoaks Drive, Nashville, Tennessee 37214, and is shown on all tax records as same, but such address is not part of the legal description of the property herein and in any event of any discrepancy, the legal description herein shall control.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

This conveyance is made expressly to vest the real property known as 2704 Glenoaks Drive, Nashville, Tennessee 37214 in Malinda Lue Grant and Zina Grant, both unmarried, as tenants in common with rights of survivorship.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

Malinda Lue Grant
MALINDA LUE GRANT

Zina Lynn Grant
ZINA LYNN GRANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **MALINDA LUE GRANT** whom I am personally acquainted and who, upon oath, acknowledged heexecuted the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 13th day of August, 2021.

Teresa Morgan
Notary Public
My Commission Expires 7/3/2023.

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **ZINA LYNN GRANT**, with whom I am personally acquainted and who, upon oath, acknowledged heexecuted the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 13th day of August, 2021.

Teresa Morgan
Notary Public
My Commission Expires 7/3/2023.

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

TRUE COPY CERTIFICATION

I, Teresa Morgan, Tennessee BPR No. 033448, 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 August 13, 2021.

Teresa Morgan 8/13/2021
TERESA MORGAN DATE
MOCKINGBIRD TITLE & ESCROW, LLC

State of Tennessee)
County of Davidson)

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

Sarah Taylor Hunt
NOTARY PUBLIC
My Commission Expires: 2/22/25

SARAH TAYLOR HUNT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER