QUITCLAIM DEED

O-RB-21-3019

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF September, 20 21.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 726923 **DEEDQC**
09/29/2021 12:32:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210929-0131093

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Abigail Ashford-Grooms	**Same as new owner**	
(NAME)	(NAME)	**117-08-0-021.00**
3019 Brightwood Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **THOMAS ALEXANDER GROOM AND LINDA ASHFORD, HUSBAND AND WIFE AND ABIGAIL KATHRYN ASHFORD-GROOMS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL KATHRYN ASHFORD-GROOMS, SINGLE** hereinafter called the Grantee(s), 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 the south 25 feet of Lot No. 9 and the north 25 feet of Lot No. 10 on the Map of Belmont Terrace Re-subdivision Annex No. 1, as of record in Book 421, page 182, Register's Office for said County.

Said part of Lot No. 9 and 10 adjoin and front together 50 feet on the west side of Brightwood Avenue, and runs back between parallel lines, 185 feet to an alley.

Being the same property conveyed to Thomas Alexander Groom and Linda Ashford, husband and wife as to a one-half (1/2) interest and Abigail Kathryn Ashford-Grooms, unmarried woman as to a one-half (1/2) interest, the half interests as they relate to one another, as joint tenants with right of survivorship by Warranty deed from Bryan Wegg, married of record in Instrument No. 20190625-0061667 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 25, 2019. (Value of consideration shown in aforementioned deed $489,000.00.)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3019 Brightwood Ave, Nashville, Tennessee 37212**.

Witness our hands this the 14 day of September, 2021.

Thomas Alexander Groom

Linda Ashford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS ALEXANDER GROOM, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of September, 2021.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA ASHFORD, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of September, 2021.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212