Karen Johnson Davidson County
Batch# 756216 DEEDQC
11/16/2021 01:30:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211116-0152540

This Instrument Prepared By:
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This instrument was prepared solely upon the information provided by the parties with no title examination being requested or made. The parties (Grantor and Grantees) hold Larry D. Cantrell, Attorney at Law individually and as a Professional Corporation harmless from any and all liability in connection herewith.

Name and Address of New Owners:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Bryan A. Grimes & Andrea Michelle Grimes		
1974 Old Greenbrier Pike	Same as new owner	051 03 0 051.00
Greenbrier, TN 37073		

TRANSFER TAX EXEMPT T.C.A. §67-4-409(a)(4)

Grantor: Bryan A. Grimes
Grantees: Bryan A. Grimes and Wife Andrea Michelle Grimes

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 11TH day NOVEMBER of, **2021**, by and between **Bryan A. Grimes** ("Grantor") and **Bryan A. Grimes** and **Wife, Andrea Michelle Grimes** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the **express purpose of the Creation of a Tenancy by the Entirety** with right of survivorship (by this term it is the intention of both Grantor and Grantees that the survivor of the Tenancy by the Entirety shall own the entire property solely, exclusively to the total exclusion of all other parties upon the death of the other member of the Tenancy by the Entirety) of the herein described property and no monetary consideration but other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor, **Bryan A. Grimes** does hereby convey, transfer, remise, release, relinquish and quitclaim; unto Grantees, **Bryan A. Grimes** and **Wife, Andrea Michelle Grimes, for the express purpose of the Creation of a Tenancy by the Entirety with right of survivorship,**

Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate in Davidson County, State of Tennessee having an address of 712 Chadwell Drive, Madison, TN 37115, described as follows, to - wit:

Being Lot No. 119 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for said County and described as follows:

BEGINNING at a point the northerly margin of Chadwell Drive at the corner of Lots 118 and 119; thence with the line between said lots Northerly 151.52 feet to a point; thence westerly 158.35 feet to the Easterly margin of Saunders Drive; thence with the margin of the same Southerly 129.63 feet to the beginning of a curve; thence around said curve, Southerly 33.69 feet to the North margin of Chadwell Drive; thence with the margin of the same Easterly 145.06 feet to the beginning.

Being the same property conveyed to Leta F. Grimes and, Bryan A. Grimes by QuitClaim Deed from Leta F. Grimes of record in Instrument 201905220048509, dated May 20, 2019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY AS MAY BE SET FORTH ON THE PLAN OF PLEASANT ACRES, OF RECORD IN BOOK 2133, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 2204, PAGE 47, SAID REGISTER'S OFFICE.

NO NEW SURVEY WAS MADE OR PREPARED FOR THIS DEED.

At the time of her death **Leta F. Grimes,** was a Joint Tenant with Right of Survivorship with **Bryan A. Grimes** of the herein listed property by virtue of the afore referenced Deed from **Leta F. Grimes to Leta F. Grimes and Bryan A. Grimes as Joint Tenants (with Right of Survivorship),** dated May 22, 2019. The Affidavit of Inheritance (Real Estate) Per **T.C.A § 30-2-712** relative to the subject property duly recorded in the Register's Office for Davidson County, Tennessee same being Instrument Number 20211102 - 0146298 recorded November 2. 2021 is hereby incorporated into and made a part of this document by reference as fully as if copied herein verbatim.

The above-described property is improved property.

Known as 712 Chadwell Drive, Madison, TN 37115.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Bryan A. Grimes

Bryan A. Grimes, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, KIMBERLY HANAFUSA, a Notary Public of the State and County aforesaid, personally appeared **Bryan A. Grimes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the, the within named bargainor, and that he as such, executed the foregoing instrument for the purpose(s) therein contained, by signing himself as Grantor.

WITNESS my hand and seal, this 11TH day of NOVEMBER, 2021.

Notary Public

My Commission Expires: 5/7/24

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is the Creation of a Tenancy by the Entirety between **Bryan A. Grimes** and Wife **Andrea Michelle Grimes** and $0.00 Dollars monetary consideration.

Bryan A. Grimes, Affiant Grantor

Subscribed and sworn to before me this 11TH day of NOVEMBER, 2021.

Notary Public

My Commission Expires: 5/7/24

KIMBERLY HANAFUSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY