Karen Johnson Davidson County
Batch# 756216 DEEDQC
11/16/2021 01:30:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211116-0152543

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 Greenbrier, TN 37073	Same as new owner	042 16 0017.00

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 112 Gibson Drive, Madison, TN 37115, described as follows, to - wit:
Being Lot No. 13 on the Map of Finnland Heights, Part Two, of record in Book 1424, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to **Leta F. Grimes** and, **Bryan A. Grimes** by deed from **Leta F. Grimes** being Instrument Number 200190522 - 0048507, dated May 20, 2019, said Register's office, Davidson County, Tennessee.

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,** 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 - 0146294 recorded November 2. 2021 is hereby incorporated into and made a part of this document by reference as fully as if copied herein verbatim.

THIS CONVEYANCE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF FINNLAND HEIGHTS, PART TWO, AS OF RECORD IN BOOK 1424, PAGE 7 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The above-described property is improved property.
Known as 112 Gibson 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 Joint Tenancy with right of survivorship 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