Karen Johnson Davidson County
Batch# 759445 DEEDQC
11/23/2021 09:23:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211123-0155211

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE
MUSIC CITY ESTATE LAW 1650 MURFREESBORO ROAD SUITE 208 FRANKLIN, TN 37067 (615) 628-7775	COUNTY OF WILLIAMSON The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 19th day of November 2021. Notary public My commission Expires: 05/20/2025

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Jeremy J. Groves and Melisa P. Groves 600 Kiltie Way Franklin, TN 37064	Jeremy J. Groves and Melisa P. Groves 600 Kiltie Way Franklin, TN 37064	14706010100

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jeremy Groves and Melisa Groves, husband and wife, do hereby quitclaim, transfer and convey unto Jeremy J. Groves and Melisa P. Groves, as Trustees of the Groves Family Trust dated November 19, 2021, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section One, Battery Crest, of record in Plat Book 2900, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Groves and Melisa Groves, husband and wife from Mike G. Smalling, a married man, by Warranty Deed dated February 13, 2017, and recorded on

February 15, 2017, as Document No. 20170215-0015475, Registers Office for Davidson County, Tennessee.

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

Property Address: 4811 Milner Drive, Nashville, Tennessee 37211

Witness my hand this 19th day of November 2021.

Jeremy Groves, Grantor

Melisa Groves, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Jeremy Groves and Melisa Groves, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, November 19, 2021.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025