Karen Johnson Davidson County
Batch# 848846 DEEDQC
05/02/2022 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220502-0050365

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Heather H. Grimes and Albert Brent Grimes
1703 Riverside Drive
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 072-15-0; Parcel 203.00)

THIS INSTRUMENT made and entered into on this the 19th day of April, 2022, by and between, **HEATHER HOUSER N/K/A HEATHER H. GRIMES AND ALBERT BRENT GRIMES,** ("Grantors"), and, **HEATHER H. GRIMES AND ALBERT BRENT GRIMES, WIFE AND HUSBAND** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 27 on the Plan of Riverside Drive Subdivision, of record in Plat Book 974, Pages 60 and 61, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Heather Houser, unmarried, by Warranty Deed dated March 14, 2013, from Michael W. Lister, Sr. and wife, Tamara Lister, recorded March 19, 2013, in Instrument No. 20130319-0026977, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated March 14, 2013, Heather Houser, unmarried, conveyed all of her right, title, and interest in the subject property to Heather Houser and Albert Brent Grimes, both unmarried, as Tenants in Common with the Right of Survivorship, being recorded March 19, 2013, in Instrument No. 20130319-0026979, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 1703 Riverside Drive, Nashville, TN 37216.

IN WITNESS WHEREOF, the Grantor has hereunto set their signatures on this the 19th day of April, 2022

HEATHER ~~HOUSER~~ N/K/A HEATHER H. GRIMES

ALBERT ~~BRENT~~ GRIMES

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, HEATHER H. GRIMES AND ALBERT BRENT GRIMES the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 19th day of April, 2022

Notary Public

My Commission Expires: March 22, 2026

TERESA H KEENE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 19th day of April, 2022

Notary Public

My Commission Expires: March 22, 2026

TERESA H KEENE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: GTS2-2022-95

True Copy Certification

I, Allison Gartung, 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 the 19th day of April, 2022.

Allison Gartung
Affiant Signature

4/19/22
Date

State of Tennessee)
County of ~~Coffee~~ Rutherford)

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

My Commission Expires: March 22, 2026

Notary' Seal (if on paper)

TERESA H KEENE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY