Karen Johnson Davidson County
Batch# 850196 DEEDQC
05/04/2022 08:40:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220504-0051502

This Instrument Prepared By:

CRAIN LAW GROUP, PLLC
5214 Maryland Way
Suite 402
Brentwood, TN 37027

Name and Address of New Owners:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.		
Steve J. and Diana P. Hargrove	Steve J. and Diana P. Hargrove	Map:	Grp:	Parcel:
311 Edgeview Drive	311 Edgeview Drive	147-5		36
Nashville, TN 37211	Nashville, TN 37211			
Jason S. Hargrove				
747 Heritage Road				
Lebanon, TN. 37087				

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into this 29th day of April, 2022, by and between **Steve J. Hargrove and Diana P. Hargrove** ("**Grantors**") and their son **Jason S. Hargrove ("Grantee")** for the purpose of vesting in their son, Jason S. Hargrove a joint survivorship interest with his parents, Steve S. Hargrove and Diana P. Hargrove, in and to certain real property owned by Steve J. Hargrove and Diana P. Hargrove.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey and quitclaim unto their son and Grantee, Jason Hargrove, an undivided, joint survivorship interest with Steve J. Hargrove and Diana P. Hargrove in and to the following described property.

Land in Davidson County, (Revised) Caldwell Hall, Office for said County, Tennessee, being Lot No. 222 on the Plat of Section I of record in Book 2900, pages 57, 58, and 59, Register's Office for said County.

Said Lot No. 222 fronts 80 feet on the south side of Edgeview Drive and measures around a slight curve, and runs back 135.1 feet on the west line and 162.2 feet on the east line to a dead line which is a broken line on which it measures 137.8 feet.

Being the same property conveyed to Steve S. Hargrove and wife Diana P. Hargrove by deed from Peggy Elizabeth Ragland Thomas, (unmarried), of record in Book 6169, page 743, Register's Office for Davidson County, Tennessee.

The above-described property is improved property and known as 311 Edgeview Drive, Nashville, TN 37211.

This quitclaim deed is prepared based upon information provided by the grantee. No warranty or other representation is made by the preparer or grantor and no express or implied opinion is given as to the marketability or condition of the title, the quantity of lands included therein, the location of the boundaries thereof, or the existence of encumbrances or any other matters affecting the property or the nature of the title thereto.

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

GRANTORS:

Steve J Hargrove
STEVE J. HARGROVE

Diana P Hargrove
DIANA P. HARGROVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Valerie Rosenbalm, of the State and County aforesaid, personally appeared Steven J. Hargrove and Diana P. Hargrove, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the named bargainors, who have executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 29th day of April, 2022.

VALERIE S. ROSENBALM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Valerie Rosenbalm
Notary Public

My Commission Expires: 5/31/2023

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/Grantor

Steve J. Hargrove
STEVE J. HARGROVE

VALERIE S. ROSENBALM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Sworn to and subscribed before me this 29th day of April 2022.

Valerie Rosenbalm
Notary Public

My commission expires: 5/31/2023