Karen Johnson Davidson County
Batch# 858444 DEEDQC
05/19/2022 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220519-0057873

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Linda A Grace
AFFIANT

Subscribed and sworn to before me
this 10 day of May, 2022.

Madelynne Smith
NOTARY PUBLIC
My Commission Expires: March 16, 2027

ADDRESS OF NEW OWNER:
Kevin C. Grace
2716 Bluefield Avenue
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel: 096-01-0-095.00

Madelynne Smith
Notary Public, State of Ohio
My Commission Expires

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Linda A. Grace, a married woman**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Kevin C. Grace, an unmarried man**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, in Plat of record in Book 843, page 16, of the Register's Office for said County.

Said Lot No. 18 fronts 100 feet on the North side of Bluefield Avenue and runs back in a Northerly direction between lines 358.5 feet on its Westerly line and 304.8 feet on its Easterly line to a line, which line is angular in shape and measures 127.2 feet on the rear line.

Being the same property conveyed to Kevin C. Grace, an unmarried man, and Linda A. Grace, a married woman not joined by her spouse as this property is not their homestead, by Warranty Deed, from Judy Lee Grace and Ted Craig, Trustees of the Judy Lee Grace Living Trust, of record in Instrument No. 20170208-0013438, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 2716 Bluefield Avenue, Nashville, Tennessee 37214.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10th day of May, 2022.

Linda A Grace

Linda A. Grace

**Said property having never been the marital residence of the Grantor.

STATE OF Ohio

COUNTY OF Medina

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Linda A. Grace, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 10 day of May, 2022.

Madelynne Smith

Notary Public

My Commission Expires:
March 16, 2027

Madelynne Smith
Notary Public, State of Ohio
My Commission Expires
March 16, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 10, 2022.

J. Carlton Drumwright

5/10/22
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 5/10/22.

Notary

My Commission Expires: 12/18/22

