Name and Address of New Owner:
GTN Homes, LLC
1529 Hunt Club Blvd., Ste 100
Gallatin, TN 37066

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 864624 DEEDQC
05/31/2022 09:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220531-0062282

Map & Parcel No: 081-11-0-316.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy Grovenburg, a married man,** hereinafter called the Grantor(s), convey and quitclaim unto **GTN Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Land is Davidson County, Tennessee, being Part of Lot No. 291, on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, of record in Book 21, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Part of Lot No. 291 fronts 33 ½ feet on the easterly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Timothy Grovenburg by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190605-0053662, Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 5, 2019. (Value or consideration in aforementioned deed $365,000.00.)

Being also known as 1736 16th Ave. N., Nashville, Tennessee 37208.

Jillian Grovenburg is joining in this conveyance to convey any marital interest or other interest they have in the property.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 19 day of May, 2022.

(SEAL)
Timothy Grovenburg

(SEAL)
Jillian Grovenburg

STATE OF California)
)
COUNTY OF San Mateo)

Personally appeared before me, a Notary Public in and for said State and County, **Timothy Grovenburg and Jillian Grovenburg** the within named bargainer(s), 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 and official seal this 19th day of May, 2022.

JOHN T. ROACH
COMM. #2392640
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
Comm. Exp. FEB. 4, 2026

Notary Public
My commission expires: 2/4/2026

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 25 day of May, 2022.

Notary Public
My commission expires: 10-2-23

202205310062282

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-19-22.

Affiant Signature

5-19-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of May, 2022

Notary Signature

My Commission Expires: 11/8/22

