From
June S. Groves

From
Robert Greene, Trustee

AND

TO
Robert Greene, Trustee

TO
June S. Groves a Life Estate, Remainder Bobby N. Groves, Jr. in Fee Simple

QUITCLAIM DEED

June S. Groves, et. al.

Name & Address of Property Owner

4521 Winston Drive

Street Address or Route Number

Nashville,	**TN**	**37218**	**48-233**
City	State	P.O. Zip	Map-Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City	State	P.O. Zip

Karen Johnson Davidson County
Batch# 906355 **DEEDQC**
08/22/2022 02:07:12 PM 4 pgs
Fees: $27.00 Taxes: $0.00

20220822-0094646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$ 0.00**

June S. Groves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 2022

Robert Greene
NOTARY PUBLIC

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: 11/3/25

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of creating a life estate in **June S. Groves** and a remainder in fee simple in **Bobby N. Groves, Jr., June S. Groves** by these presents hereby quitclaim, transfer and convey all my right, title and interest unto **Robert Greene, Trustee,** his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF

And now, I, the said **Robert Greene, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out hereby quitclaim and convey all my right, title and interest unto **June S. Groves, a life estate and remainder in fee simple in Bobby N. Groves, Jr.,** his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on the 4th day August 2022.

This is improved property known as 4521 Winston Drive, Nashville, Tennessee 37218.

June S. Groves
June S. Groves

Robert Greene, Trustee
Robert Greene, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **June S. Groves** the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August 2022.

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Robert Greene
NOTARY PUBLIC

My Commission Expires: 4/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **Robert Greene, Trustee**, the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August 2022.

NOTARY PUBLIC

MONICA L. BREEDLOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22

This Instrument Prepared With Information Provided By the Parties By:

Robert Greene, Attorney
LAW OFFICES OF ROBERT GREENE
QUORUM FINANCIAL CENTER
4121 CLARKSVILLE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218
(615) 596-0712
chilig53@comcast.net

EXHIBIT "A"

Land in Davidson County, Tennessee, being a portion of the Winston Walker, et. ux. property of record in Book 5646, page 752, described as follows:

To find the point of beginning, start at the terminus of the westerly right-of-way (25 feet from the centerline) of Winston Drive as shown on the plat of Section 1, Winston Estates, of record in Plat Book 5210, Page 321, in the Register's Office of Deeds of Davidson County, Tennessee; thence, severing the property of Winston Walker, et. ux. of record in Deed Book 5646, Page 752, in said Register's Office with the future extension of said westerly right-of-way as follows: southwesterly an arc distance of 185.07 feet with a curve concave to the west and having a radius of 404.80 feet, South 39 degrees 26 minutes West 106.51 feet to the POINT OF BEGINNING: thence continuing with said extended right-of-way South 39 degrees 26 minutes West 180.00 feet to an iron pin; thence leaving said extended right-of-way and continuing to sever said Walker property, North 50 degrees 34 minutes West 200.00 feet to an iron pin North 58 degrees 42 minutes West 829.80 feet to an iron pin in the easterly boundary line of property owned by Hershel A. Morris, et. ux. of record in Deed Book 6030, page 37 in said Register's Office; thence with said Morris' easterly boundary line and continuing with the easterly boundary line of property owned by Mitchell A. Whitmon, et. ux. of record in Deed Book 5401, Page 487 in said Register's Office North 2 degrees 49 minutes East 92.34 feet to an iron pin, thence with the southerly boundary line of property owned by Roy T. Christian, et. ux. of record in Deed Book 3375, Page 275 in said Register's Office, North 88 degrees 24 minutes East 340.23 feet to an iron pin, thence again severing said Walker property, South 50 degrees 34 minutes East 819.89 feet to the beginning containing 5.00 acres.

The above-described tract is benefitted by an easement for the purpose of ingress and egress to said tract; said easement being the extension of the 50-foot-wide right-of-way of said Winston Drive, said easement to remain in effect until such time as said extended right-of-way is dedicated for public use and being more particularly described as follows: BEGINNING at the terminus of the westerly right-of-way of Winston Drive as shown on the plat of Section 1-Winston Estates, of record in Plat Book 5210, Page 321 in the Register's Office of Davidson County, Tennessee; thence with said terminus South 76 degrees 46 minutes East 50.00 feet; thence with a curve in the future extension of said Winston Drive easterly right-of-way, southwesterly an arc distance of 207.93with a curve concave to the West and having a radius of 454.80 feet ; thence continuing with said extension , South 39 degrees 26 minutes West 286.51 feet; thence north 50 degrees 34 minutes West 50.00 feet ; thence, with the future extension of the Westerly right-of-way of said Winston Drive , North 39 degrees, 26 minutes East 286.51 feet to the beginning of a curve in said right-of-way concave to the West and having a radius of 404.80 feet; thence with said curve , northeasterly an arc distance of 185.07 feet to BEGINNING.

Being the property conveyed to Bobby N. Groves and wife June S. Groves by Warranty Deed from Winston Walker and wife, Joan M. Walker of record in Book 6677, page 701, Register's Office for Davidson County, Tennessee. The said Bobby N. Groves having since died.