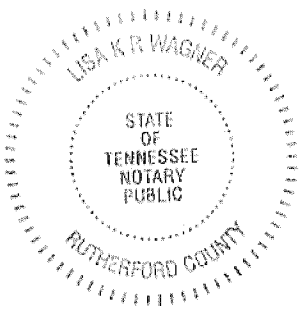
Karen Johnson Davidson County
Batch# 946437 DEEDQC
12/01/2022 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125763



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 30 day of Nov, 2022.

Notary Public

My commission expires: Sept. 21, 2024

THIS INSTRUMENT PREPARED BY:
Regal Title, LLC
557 Sam Ridley Pkwy W., Smyrna, TN 37167

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kevin E. Groh	Kevin E. Groh	172-12-0B-088-00-CO
1225 Crestfield Dr.	PO Box 4980	
Nashville, TN 37211	Nashville, TN 37211	

THIS INDENTURE, made and entered into as this 30 day of November, 2022, by and between **Kevin E. Groh, an unmarried man** as party or parties of the first part, and **Kevin E. Groh and Andrea Carver as tenants in common with rights of survivorship**, as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson State of Tennessee and being more particularly described as follows: to-wit:

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 393 on the Plan of Section Six, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 290, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Baker by Quitclaim deed from Jeffrey Yeager of record in Instrument No. 20170905-0090643 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on September 05, 2017

Being the same property conveyed to Kevin E. Groh herein by deed of even date and being recorded simultaneously herewith in Instrument No. 20200619-0065022 in the Registers Office for Davidson County, Tennessee.

Being also known as **1225 Crestfield Drive, Nashville, TN 37211**.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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

IN WITNESS WHEREOF I have hereunto set my hand this 30 day of Nov., 2022.

Kevin E. Groh

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kevin E. Groh the within named bargainor, to me known (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 this 30 day of Nov., 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Brandi Frantz, 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 11/30/22 (date of document).

Brandi Frantz
Affiant Signature

12/1/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1ST day of December, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

202212010125763