Karen Johnson Davidson County
Batch# 946966 DEEDQC
12/02/2022 09:47:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221202-0126156

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is zero ($0.00) dollars.

Affiant

Subscribed and sworn to before me on this 22 day of November, 2022.

Notary Public

My Commission Expires: 10/29/2026

BRYCE MESSENGER NOTARY ID KYNP59807 MY COMMISSION EXPIRES 10/29/2026 PUBLIC STATE AT LARGE, KY.

This instrument was prepared by:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owner	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Peggy J. Grimes 4721 Crystal Brook Drive Antioch, Tennessee 37013	NEW OWNER	Map 162-16-D-0 Parcel 57.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Thomas Ward Grimes, a married man, and Jimmy Ray Grimes, a married man, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby convey, remise, release and forever quitclaim unto Peggy J. Grimes, an unmarried woman, her heirs and assigns, all title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is as follows:

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Honeybrook Subdivision, Section 3, of record in Plat Book 7900, Page 379, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walker Grimes, Jr., and wife Peggy J. Grimes by Warranty Deed from James Gregg and wife Kathryn Gregg of record in Instrument No. 20080623-0064637, Register's Office for Davidson County, Tennessee. Walker Grimes, Jr., died July 16, 2013. Said property was further conveyed to Peggy J. Grimes, an unmarried woman, Thomas Ward Grimes, a married man, and Jimmy Ray Grimes, a married man by Quitclaim Deed from Peggy J. Grimes of record in Instrument No. 20201006-0115760 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such other limitations, restrictions, encumbrances, and all other matters of record as may affect the premises.

This deed has been prepared based solely upon the representations of the parties hereto and without the benefit of a title search.

This property has never served as the marital residence of either Grantor.

This is improved property located at 4721 Crystal Brook Drive Antioch, Tennessee 37013.

WITNESS MY HAND this 22 day of November, 2022.

Thomas W. Grimes

Thomas Ward Grimes

STATE OF Kentucky
COUNTY OF Hardin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Ward Grimes, with whom I am personally acquainted (or whose identity was proved to me upon the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand this 22 day of November, 2022.

My Commission Expires: 10/29/2026

Notary Public

BRYCE MESSENGER NOTARY PUBLIC STATE AT LARGE, KY. ID KYNP59807 MY COMMISSION EXPIRES 10/29/2026

Jimmy Ray Grimes

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy Ray Grimes, with whom I am personally acquainted (or whose identity was proved to me upon the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand this 30th day of November, 2022.

My Commission Expires: 12/19/2023

Notary Public

MATTHEW O'MARA SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY