Karen Johnson Davidson County
Batch# 963493 DEEDQC
01/24/2023 08:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230124-0005234

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 23rd day of January, 2023.

Notary Public
My Commission Expires: 6.14.2026

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| John C. Groth<br>Margaret L. Groth<br>210 Blue Hills Drive<br>Nashville, TN 37214 | New Owner | 095-03-0-032.00 |
| | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John C. Groth, a married man** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **John C. Groth and Margaret L. Groth, husband and wife** (Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

**Being Log No. 107 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, Register's office for Davidson County, Tennessee.**

**Said Lot No. 107 begins at a point in the Westerly margin of Blue Hills Drive, the common corner of Lot Nos. 106 and 107; thence Westerly 192.6 feet to a point, marked by a concrete monument; thence Northerly 2 degrees 6 minutes West 82.3 feet to the common corner of Lot Nos 107 and 108; thence Easterly 192.5 feet to a point in the Westerly margin of Blue Hills Drive; thence with the margin of said drive Southerly 82.3 feet to the point of beginning.**

**Being the same property conveyed to John C. Groth, a married man, by Quitclaim Deed from John C. Groth, Successor Trustee of Estelle B. Groth Revocable Living Trust Agreement U/A/D November 21, 1994 as amended by the First Amendment to the Estelle B. Groth Revocable Living Trust Agreement U/A/D November 21, 1994, filed of record in Instrument No. 20190326-0027196,**

**Davidson County Register of Deeds.**

**All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.**

This is improved property known as 210 Blue Hills Drive, Nashville, TN 37214

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 23rd day of January, 2023.

**GRANTOR(S):**

John C. Groth

**John C. Groth**

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 23rd day of January, 2023, before me personally appeared John C. Groth, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of January, 2023.

Notary Public

My Commission Expires: 6-14-2026

(SEAL)

WILLIAMSON COUNTY PAMELA JO SMITHSON STATE OF TENNESSEE NOTARY PUBLIC

**CERTIFICATE OF AUTHENTICITY**

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 January 23, 2023.

_____
Affiant
Date: January 23, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of January 2023.

_____
Notary Public

My Commission Expires: 11.15.25

