This Instrument Prepared by
Rainey, Kizer, Reviere & Bell, PLC
Attorney at Law
105 S. Highland Avenue
Jackson, TN 38301

Property Owner
& Address
James Grubbs and wife,
Jessica Steele
1014 Seymour Avenue
Nashville, TN 37206

Person Responsible for
the Payment of Real
Property Taxes & Address

Same

Without Survey or Title Examination

Parcel 83-5-25

Karen Johnson Davidson County
Batch# 1003561 DEEDQC
05/15/2023 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230515-0036284

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS: That I, **James Grubbs**, in accordance with the provisions of Tennessee Code Annotated Section 66-1-109, do hereby quitclaim and convey unto my spouse, **Jessica Steele,** an interest for the purpose of creating a tenancy by the entireties in and to the entire interest in that certain lot or parcel of real estate located in Davidson County, Tennessee, and more particularly bounded and described as follows:

The easterly 40 feet on the northerly 155 feet of Lot Number 58 and the westerly 25 feet on the northerly 155 feet of Lot Number 59 in Stratton 7 Seymour's Addition to Edgefield, now East Nashville, a plat of which is of record in Book 57, Page 23, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said parts of Lots Number 58 and 59 front together 65 feet on the southerly side of Seymour Street and run back between parallel lines 155 feet to a proposed 12 foot alley, including and excluding a strip of ground 5 feet in width, which was dedicated to public use to be used as part of Seymour Street, in deed from A. H. Robinson and J. C. Bradford to G. W. Jarman and P. C. Jarman of record in Book 203, Page 290, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Grubbs by deed of record in Instrument No. 20130925-0100765, in the Register's Office of Davidson County, Tennessee.

The purpose of the deed is to create an estate by the entirety.

Said interest in said property are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on the 9 day of May, 2023.

James Grubbs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, James Grubbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this the 9 day of May, 2023.

Notary Public

My Commission Expires:
03/2027

MARY FRANCES MOQUIN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear of affirm that the actual consideration for this transfer of $_-0-_.

Affiant

Sworn to and subscribed before me on this the 9 day of May, 2023.

Notary Public

My Commission Expires:
03/2027

MARY FRANCES MOQUIN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Stacy Northcott, 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 May 9, 2023 (date of document).

Affiant Signature

May 15, 2023
Date

State of Tennessee

County of Madison

Sworn to and subscribed before me this 15th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9-28-26

NOTARY'S SEAL

