QUITCLAIM DEED

AJ-QCD-23-405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Joel Simon and Stephanie Grumbacher	**New Owners**	**108120B16900CO**
(NAME)	(NAME)	
405 Harbor Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1009247 **DEEDQC**
05/31/2023 09 43 50 AM 2 pgs
Fees $12 00 Taxes $0 00

20230531-0040837

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOEL SIMON AND JOHN R. GRUMBACHER AND STEPHANIE GRUMBACHER
("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JOEL SIMON, AS TO A 1/3 INTEREST, AND STEPHANIE GRUMBACHER, AS TO A 2/3 INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP
("GRANTEES")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT·

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 151 ON THE FINAL PLAT OF THE RESUBDIVLSION OF LOTS 150 AND 151, HARBORVIEW, PHASE IA, SECTION 6, OF RECORD IN PLAT BOOK 8250, PAGE 341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOEL SIMON AND JOHN R. GRUMBACHER AND STEPHANIE GRUMBACHER BY WARRANTY DEED FROM STACY WADDELL AND BLAKE BANCROFT, OF RECORD IN INSTRUMENT NO. 20210524-0070158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as. **405 Harbor Way, Nashville, Tennessee, 37214.**

Witness our hands this the 25 day of May, 2023.

JOEL SIMON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOEL SIMON,** the within named 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, this the 25th day of May, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

JOHN R. GRUMBACHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN R. GRUMBACHER,** the within named 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, this the 17 day of May, 2023

Notary Public 09.07.2026

My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

STEPHANIE GRUMBACHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE GRUMBACHER,** the within named bargainor, 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 and official seal, this the 17 day of May, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON