AFTER RECORDING RETURN TO:
SLINK REFI
1355 Cherrington Pkwy
Moon Township, PA 15108
File No. 30359838

This document prepared by:
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Clarence, NY 14031
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Tax ID No.: 108 03 0 058.00

Karen Johnson Davidson County
Batch# 1027960 DEEDQC
07/19/2023 08:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230719-0055412

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 12 day of July, 2023, by and between **James C. Grimes, a married man who acquired title as unmarried, joined in execution by his spouse, Trina Grimes,** residing at 3026 Casa Dr, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **James C. Grimes and Trina Grimes, husband and wife, as joint tenants with right of survivorship,** residing at 3026 Casa Dr, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

BEING LOT NO. 106A, ZONE LOT DIVISION, LOTS NO. 42-48 AND 102-107, SECTION FIVE, PATIO VILLA OF RECORD IN PLAT BOOK 5200, PAGE 686, AMENDING PLAT BOOK 5200, PAGE 633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 3026 Casa Dr, Nashville, TN 37214

BEING THE SAME PROPERTY CONVEYED TO JAMES C. GRIMES, UNMARRIED FROM RENTAL GROUP, LTD, DON R. HENDERSON, DATED 04/01/1996, RECORDED 04/08/1996, DEED INSTRUMENT # 0168635, BOOK 10007, PAGE 363, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

James C. Grimes
James C. Grimes

Trina Grimes
Trina Grimes

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, James C. Grimes and Trina Grimes, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Wilson County Lebanon Tennessee this 12 day of July, 2023.

Notary Public

My Commission expires: 1-28-2024

DERRICK W BRANDSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

James C. Grimes
Affiant

Print Name: James C. Grimes

STATE OF Tennessee
COUNTY OF Wilson

Subscribed and sworn to before me this 12 day of July, 2023.

Notary Public
My Commission Expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

James C. Grimes and Trina Grimes
3026 Casa Dr
Nashville, TN 37214

Name and address of property owner:

James C. Grimes and Trina Grimes
3026 Casa Dr
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, James C. Grimes, 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 July 12, 2023 (date of document).

James C. Grimes
Affiant Signature

July 12, 2023
Date

STATE OF Tennessee
COUNTY OF Wilson

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature

My Commission Expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY'S SEAL

Tennessee Certification of Electronic Document

I, Amy Cox, 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 07/12/2023 (date of document).

Affiant Signature

07/14/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14 day of JULY, 2023.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries