**THIS INSTRUMENT PREPARED BY**
**ABBY R. RUBENFELD**
**RUBENFELD LAW OFFICE, PC**
**202 South Eleventh Street**
**Nashville, Tennessee 37206**

Karen Johnson Davidson County
Batch# 1036757 DEEDQC
08/10/2023 09:29:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230810-0061963

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The ~~actual~~ consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 24th day of January, 2023.

Notary Public
My commission expires: 1/11/26

RACHEL E. DANNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 11, 2026

| Address New Owner: | Send Tax Bills to: | Map/Parcel Nos. |
|---|---|---|
| Kathleen L. Sturdivant | Kathleen L. Sturdivant | 05209009500 |
| 422 Grapevine Avenue | 422 Grapevine Avenue | |
| Madison, Tennessee, 37115 | Madison, Tennessee, 37115 | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION, of love and affection, and for the express purpose of correcting the name on this deed to be an individual rather than an LLC,

I, KATHLEEN L. STURDIVANT, as President of GRAPEVINE AVENUE, LLC, a Tennessee Limited Liability Company, by these presents do remise, release, and quitclaim unto KATHLEEN L. STURDIVANT, an individual, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot Nos. 15-22 inclusive and Lots No. 51-54 inclusive on the plan of Woodvale Grove, Montague Park, as of record in Book 421, Page 193, Register's Office for said County, and such portions of the "Boardwalk" and a 14 foot unnamed road vacated and abandoned by Metropolitan Council Bill No. 69-963, recorded in Book 4392, Page 781, said Register's Office, being described as follows:
>
> Said Lot No. 15-18 adjoin and front together 80 feet on the Northwesterly side of the Board Walk and run back between parallel lines 20 feet to a dead line;
>
> Said Lot No. 19-22 adjoin and front together 80 feet on Southeasterly side of the Board Walk and run back between parallel lines 20 feet to a dead line;
>
> Said Lot No. 51-54 adjoin and front together 80 feet on the Northwesterly side of Shady Stoneway and run back between parallel lines 20 feet to a dead line.
>
> Being the same property conveyed to Grapevine Avenue, LLC, a Tennessee Limited Liability Company from Kathleen L. Sturdivant, married recorded in Instrument No. 20200427-0043979, Register of Deed for Davidson County, Tennessee, dated 04/15/2020 and recorded 04/27/2020.
>
> This is an improved property commonly known as 422 Grapevine Ave, Madison TN 37115

IN WITNESS WHEREOF we have hereunto set our hands on this 24th day of January, 2023.

**KATHLEEN L. STURDIVANT, President**
**Grapevine Avenue, LLC**

KATHLEEN L. STURDIVANT

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHLEEN L. STURDIVANT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be President of Grapevine Avenue, LLC, the within bargainor, a corporation, as well as the individual to whom the property is being transferred, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or authorized officer).

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of January, 2023.

Rachel E. Danner
NOTARY PUBLIC

RACHEL E. DANNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 11, 2026

My commission expires: 1/11/26