QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
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Karen Johnson Davidson County
Batch# 1063605 DEEDQC
10/23/2023 09:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231023-0082709

SEND TAX BILLS TO:	PROPERTY OWNER NAME & ADDRESS	MAP – PARCEL NUMBER – STREET ADDRESS
Andi Grindley, Trustee of the Andi Grindley Revocable Living Trust dated 10/23/23 520 Huntington Ridge Dr. Nashville, TN 37211	Andi Grindley, Trustee of the Andi Grindley Revocable Living Trust dated 10/23/23 520 Huntington Ridge Dr. Nashville, TN 37211	**161 11 0A 143.00** **520 Huntington Ridge Dr.**

THIS INDENTURE, made this 23rd day of October, 2023 between **Andi L. Grindley**, a single woman of Davidson County, Tennessee, hereinafter designated Grantor, and **ANDI GRINDLEY, TRUSTEE OF THE ANDI GRINDLEY REVOCABLE LIVING TRUST DATED OCTOBER 23, 2023 AND ANY AMENDMENTS THERETO**, of Davidson County, Tennessee, hereinafter designated Grantee:

WITNESSETH that said Grantor, for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, has quit-claimed unto the said Grantee all of her interest in the following described premises, to wit:

> Land in Davidson County, Tennessee, being Unit #143, on the Plan of Huntington Ridge Townhouse, of record in Plat Book 4675, Page 9 and revised in Book 9700, Page 846 of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

AND BEING part of the same property conveyed to Andi L. Grindley, a single woman, by Warranty Deed signed on February 11, 2019 and registered on February 14, 2019, and being of record at Instrument Number 20190214-0013766 in the Register's Office of Davidson County, Tennessee.

AND SUBJECT TO all applicable restrictions, agreements, notations, conditions, setbacks, easements, etc. of record in the Register's Office for Davidson County, Tennessee, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

THIS INSTRUMENT WAS PREPARED WITHOUT AN EXAMINATION OF TITLE UNLESS PROVIDED BY SEPARATE DOCUMENT, IN WHICH CASE SUCH TITLE OPINION, IF ANY, MAY ONLY BE RELIED UPON BY THE PERSON OR PERSONS TO WHOM IT IS ADDRESSED, AND IS NOT TO BE RELIED UPON BY ANY OTHER PERSON OR PERSONS FOR ANY REASONS OR PURPOSES WHATSOEVER, AND THE PREPARER OF THIS INSTRUMENT OTHERWISE MAKES NO REPRESENTATION OF ANY KIND TO ANY PERSONS AS THE STATUS OR QUALITY OF THE TITLE, OR AS TO ANY RESTRICTIONS, ZONING, OR FITNESS FOR ANY PARTICULAR USE, OR THE ACCURACY OF THE DESCRIPTION, OR OF THE LEGAL DISABILITY OR COMPETENCY OF ANY PARTY TO THIS INSTRUMENT, OR AS TO ANY OTHER MATTERS. THE PREPARER OF THIS INSTRUMENT HAS PROVIDED NO LEGAL ADVICE OR COUNSELING TO ANY PARTY TO THIS TRANSACTION CONCERNING ANY FEDERAL OR STATE TAX CONSEQUENCES OF THIS TRANSACTION, AND ANY AFFECTED PARTY HERETO IS ADVISED TO SEEK THE ADVICE OF A COMPETENT TAX ATTORNEY OR A CERTIFIED PUBLIC ACCOUNTANT WITH RESPECT THERETO PRIOR TO CLOSING. THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS SETTLEMENT AGENT OR CLOSING AGENT WITH RESPECT TO THIS TRANSACTION UNLESS SAME IS DOCUMENTED HERETO.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Andi Grindley

STATE OF TENNESSEE))
ss.
COUNTY OF BLOUNT))

Personally appeared before me, the undersigned authority, a Notary Public in and for the State of Tennessee, the within named Grantor, Andi Grindley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence her identification), and who acknowledged the due execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of October, 2023

LEIGH COWDEN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

NOTARY PUBLIC, LEIGH COWDEN
My Commission Expires: 5/2/26

AFFIDAVIT OF TRANSFER TO REVOCABLE LIVING TRUST
EXEMPTION FROM RECORDATION TAX

I, Andi Grindley, hereby swear and affirm that no recordation tax is due pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi), because this Deed evidences a transfer to a revocable living trust created by the same transferors.

Affiant Andi Grindley

STATE OF TENNESSEE))
ss.
COUNTY OF BLOUNT))

Affiant, who presented suitable identification or who is known to me personally, has subscribed and sworn to the above statement before me this 23rd day of October, 2023.

LEIGH COWDEN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Notary Public, Leigh Cowden
My Commission Expires on: 5/2/26

Tennessee Certification of Electronic Document

I, Leigh Cowden, Esq., do hereby make an oath that I am a licensed attorney and 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 October 23, 2023 (date of document).

Leigh Cowden
Affiant Signature
Date 10/23/23

STATE OF TENNESSEE))
COUNTY OF BLOUNT))

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

McKenzie Odum
Notary's Signature
My commission expires on: 7/7/23

MCKENZIE ODUM
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY