James L. Groves and Paulette Groves
4190 Farmview Drive
Nashville, TN 37218

Karen Johnson
Batch # 1081832
12/14/2023 01:33:10 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20231214-0096626

This Instrument prepared by: Benita D. Hayes

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that James L. Groves and wife, Paulette Groves, on this the 30th day of November, 2023, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto LeToya C. Hayes all of their right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 and the southerly 3 feet of Lot No. 36 on the plan of Sharpe & Crutcher's addition to Northeast Nashville, as of record in Book 57, page 82, Register of Deeds Office (ROD) for Davidson County, Tennessee as follows:

Beginning at the point on the land in Davidson County, Tennessee, being Lot No. 35 and the southerly 3 feet of Lot No. 36 on the plan of Sharpe & Crutcher's addition to Northeast Nashville, further identified as 913 North Fifth Street, Nashville, TN, Map & Parcel 082-03-0521 and recorded in deed book 5349, page 965, Register of Deeds Office in Tennessee; further identified with owner being James L. Groves and Paulette Groves. Said Lot No. 35 and the southerly 3 feet of Lot No. 36 join and front together 53 feet on the easterly side of North 5th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to James L. Groves and wife, Paulette Hayes Groves, by deed recorded as Book 6243 Page 120, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand this 7TH day of DECEMBER, 2023.

James L Groves

Paulette N Groves

Grantor: James L. Groves and Paulette Groves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and state aforesaid, personally appeared JAMES L. GROVES AND PAULETTE GROVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 7TH day of DECEMBER, 2023.

Notary Public

My commission expires: 7/16/2026

ASHLIE FREELAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The following information is not part of this Deed:

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

James L Groves Paulette Groves

Affiant: James L. Groves and Paulette Groves

Subscribed and sworn before me this the 7TH **day of** DECEMBER**, 2023.**

Notary Public

My Commission expires: 7/12/2026

Prepared by:

Benita Hayes

254 Bonnalynn Drive

Hermitage, TN 37076

ASHLIE FREELAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 .

James L Groves
Paulette L Groves Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 7TH day of ~~DECEMBER~~, 2023.

Notary Public

My commission expires:

The following information is not a part of this Deed:

Property Address: 913 No. 5th Street
Nashville, TN 37207

Owner's Name and Address ~~James L. Groves~~
~~Paulette Groves~~
~~4190 Fairview Dr~~
~~Nashville, TN 37218~~

Parcel Number 082 03 0 521.00

Mail Tax Bills to:

Owner Name and Address: LeToya C. Hayes
2875 Crescent PKwy, Apt 1509
Atlanta, GA 30339-6259

ASHLIE FREELAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY