Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value, whichever is greater, for this transfer is $-0-.

Ashleigh VanGrinsven
Affiant

Subscribed and sworn to before me this 26th day of January 2024.

Brian Payne, Notary Public
My commission expires: September 2026

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1095203 DEEDQC
01/29/2024 10:04:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240129-0005807

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eric Van Grinsven Ashleigh Van Grinsven 329 Dade Drive Nashville, TN 37211	New Owner	148-05-0A-001.00-CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Eric Van Grinsven, married.** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Eric Van Grinsven and Ashleigh Van Grinsven, husband and wife,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A of The Plan of 331A-331B Dade Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "F" of 331A-331B Dade Drive Townhomes, of record as Instrument Number 20170307-0022364, amended in Instrument No. 20171018-0106521 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric VanGrinsven, a single man, by Warranty deed from Ryan Horvath and Ashley Hudak, husband and wife, of record in Instrument No. 20230908-0070679 Register's Office for Davidson County, Tennessee, dated September 7, 2023, and recorded on September 8, 2023.

Eric VanGrinsven and Eric Van Grinsven are one and the same person, having married since taking title to the subject property. The purpose of this quitclaim deed is to convey subject property to himself and spouse as husband and wife.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is an improved property known as 329 Dade Drive, Nashville, TN 37211.

Witness our hand this 26th day of January 2024.

Eric Van Grinsven

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 **Eric Van Grinsven**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January 2024.

Brian Payne, Notary Public

My commission expires: September 7, 2026

