AFTER RECORDING RETURN TO:
Boston National Title
400 Rouser Road
Coraopolis, PA 15108
File No. TN24108506

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1142715 DEEDQC
06/04/2024 10:43:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240604-0041597

Parcel ID No.: 128 10 0 086.00

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 24 day of MAY, 20 24, by and between **Kathleen C. Graves a/k/a Kathleen Craver Graves and Benjamin L. Graves, formerly wife and husband, now divorced,** residing at 235 New Sawyer Brown Road, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Benjamin L. Graves, unmarried man,** residing at 235 New Sawyer Brown Road, Nashville, TN 37221 **and Roy Neil Graves II, unmarried man,** residing at 235 New Sawyer Brown Road, Nashville, TN 37221, **as joint tenants with right of survivorship,** 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 235 New Sawyer Brown Road, Nashville, TN 37221

Being that parcel of land conveyed to Kathleen C. Graves and Benjamin L. Graves, wife and husband and Kathleen C. Graves is also known as Kathleen Craver Graves from Sean T. Cunningham, and Frances R. Cunningham by that Deed dated 8/15/2006 and recorded 8/18/2006 in Official Records Document No. 20060818-0102237 of the Public Records of Davidson County, TN.

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.

Kathleen C. Graves a/k/a Kathleen Craver Graves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kathleen C. Graves a/k/a Kathleen Craver Graves** 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 Nashville, TN, this 24 day of MAY, 2024.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Benjamin L. Graves

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Benjamin L. Graves** 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 Nashville, TN, this 24 day of May, 2024.

Notary Public

My Commission expires: 10-4-27

No title exam performed by the preparer. Legal description and party's names provided by the party.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Title/Escrow Order # **TN24108506**

EXHIBIT "A"

The following described property situated in the County Davidson County, Tennessee, to wit:

Being Lot No. 115 on the Plan of Stacy square, Section 3, as shown by plat of record in Book 4175, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being that parcel of land conveyed to Kathleen C. Graves and Benjamin L. Graves, wife and husband and Kathleen C. Graves is also known as Kathleen Craver Graves from Sean T. Cunningham, and Frances R. Cunningham by that Deed dated 8/15/2006 and recorded 8/18/2006 in Official Records Document No. 20060818-0102237 of the Public Records of Davidson County, TN.

TAX ID/PARCEL NUMBER(S): 128 10 0 086.00

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.

Roy Neil Graves II
Affiant

Print Name: Roy Neil Graves II

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 24 day of May, 2024.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-4-27

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

Benjamin L. Graves
235 New Sawyer Brown Road
Nashville, TN 37221

Roy Neil Graves II
602 Lee Street
Martin TN 38237-2810

Name and address of property owner:

Benjamin L. Graves
235 New Sawyer Brown Road
Nashville, TN 37221

Roy Neil Graves II
602 Lee Street
Martin TN 38237-2810

True Copy Certification
State of Tennessee

I, Linda Phillips, 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 5/24/2024

Affiant Signature

5/28/2024
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 28 day of May, 2024.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)