Prepared by: John W. Crow, II, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1157517 DEEDQC
07/12/2024 02:51:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052669

LAUREN GRANBERG

TO: QUITCLAIM DEED

ROBERT L. GRANBERG and STACY L. GRANBERG, Trustees of the GRANBERG FAMILY TRUST, dated June 30, 2020

THIS QUITCLAIM DEED OF REALTY, executed this 12 day of July, 2024, by and between LAUREN GRANBERG, an unmarried woman ("Grantor"), and ROBERT L. GRANBERG and STACY L. GRANBERG, Trustees of the GRANBERG FAMILY TRUST, dated June 30, 2020, and any amendments thereto ("Grantees").

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's **undivided *one-half (50%)*** right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit 5804A, of Homes at 5804 Morrow Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5804 Morrow Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180629-0063370, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5804 Morrow Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180629-0063370, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Lauren Granberg, an unmarried woman and Robert Granberg and Stacy Granberg, husband and wife, by Warranty Deed from Stephanie Murillo NKA Stephanie Murillo Roberts, a married woman, dated December 13, 2021 and recorded December 16, 2021 of record in Instrument No. 20211216-0166583, in the Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

LAUREN GRANBERG Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, LAUREN GRANBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person has executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12 day of July, 2024.

My Commission Expires:
March 8, 2029.

RACHEL REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Notary Public

Property Owners Name
And Mailing Address:

Robert L. Granberg and
Stacy L. Granberg, Trustees of the
Granberg Family Trust
5804-A Morrow Road
Nashville, TN 37209

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

5804-A Morrow Road
Nashville, TN 37209

Map and Parcel No.

091 06 2G 001.00

STATE OF TENNESSEE, Davidson COUNTY
The actual consideration given for this conveyance **is $0.00.**

Affiant

Subscribed and sworn to before me this the 12 day of July, 2024.

Notary Public
My Commission Expires: March 8, 2028

RACHEL REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028