Karen Johnson Davidson County
Batch# 1173229 DEEDQC
08/22/2024 12:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240822-0064604

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Jean M Grissim Affiant Subscribed and sworn to before me, this 13th day of August, 2024. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jean Marie Grissim 7816 Old Harding Pike Nashville, Tennessee 37221	SAME	155 00 0 083.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Pinnacle Home Properties, LLC – Series C,** a series of a Tennessee limited liability company (the "Grantor"), for the sum of Ten and No/100 ($10,00) Dollars, cash in hand paid, for the purpose of transferring its entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto **Jean**

Marie Grissim all right, title and interest in and to the tract of land described on Exhibit A attached hereto, and incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13th day of August, 2024.

Pinnacle Home Properties, LLC – Series C

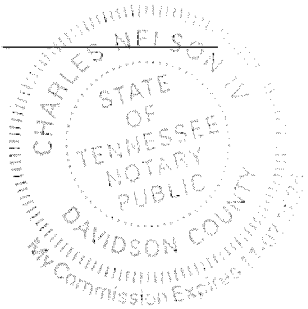
By: _____
Jean Marie Grissim, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean Marie Grissim, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the manager of Pinnacle Home Properties, LLC – Series C, the within named bargainor, a series of a Tennessee limited liability company, and that such manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its manager.

WITNESS my hand and seal, at office, this 13th day of August, 2024.

My Commission Expires: _____



_____
Notary Public

EXHIBIT A

Legal Description

Tract 1

A tract of land in the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 3 of the J.Y. Wright Belleview Farm, described according to a survey made by Blanchard and Parrish, Surveyors, September 29, 1938, as follows:

Beginning at a point in the center of Harding Road, said point being approximately one-third of a mile east of the intersection of Highway No. 100 and said Harding Road; thence North 54 deg. 26' West 360.3 feet to an iron pin; thence South 80 deg. 10' West 84.6 feet to a stake; thence South 45 deg. 20' East 397 feet to the center of Harding Road; thence along the center of Harding Road North 48 deg. 43' East 125.15 feet to the point of beginning, containing 0.81 of an acre, more or less.

Tract 2

Land in the Ninth Civil District of Davidson County, Tennessee, beginning at a stake in the center of Harding Road, Cora McPherson's Northeast corner running thence with said Cora McPherson's line North 54 deg. 26' West 360.3 feet to a stake; thence North 80 deg. 10' East 23 feet to a stake; thence South 54 deg. 26' East 350 feet to a stake in the center of the Harding Road; thence with the center of the road; North 80 deg. 10' East 16 ½ feet to the beginning, containing, 22.52 square rods, more or less.

Being the same property conveyed to Pinnacle Home Properties, LLC – Series C, a series of a Tennessee Limited Liability Company by Quitclaim Deed from Jean M. Grissim, Trustee of the Jean M. Grissim Revocable Living Trust Dated November 22, 2002, as amended February 2021, of record in Instrument No. 20221109-0120100, Register's Office for Davidson County, Tennessee.

This is improved property known as 7816 Old Harding Pike, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 8/13/24.

8/22/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

