Karen Johnson Davidson County
Batch# 1173283 DEEDQC
08/22/2024 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240822-0064670

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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-2-2026

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

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jean Marie Grissim**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Jeffrey Mobley, Trustee of the 7816 Old Harding Pike Trust dated August 13, 2024**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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.

Jean Marie Grissim

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 Jean Marie Grissim, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Jean Marie Grissim by Quitclaim Deed from Pinnacle Home Properties, LLC – Series C, a series of a Tennessee limited liability company, of record as Instrument No. 20240822-0064604, Register's Office for Davidson County, Tennessee.

This is improved property known as 7816 Old Harding Pike, Nashville, TN 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 _____.

_____ **Date**

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

