Karen Johnson
Batch # 1189908
10/04/2024 11:31:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241004-0077220

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That LISA MARIE GRISSIM, aka Lisa Culbreath Grissim, married, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto LISA MARIE GRISSIM, as Trustee of the Lisa Marie Grissim Living Trust 2024 dated September 30th, 2024, also collectively herein "Grantee" or "Grantees", or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the west 90 feet of Lot No. 53 on the Plan of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 53 fronts 90 feet on the southerly margin of Ashwood Avenue and extends back between parallel lines 160.5 feet to a dead line in the rear.

BEING the same property conveyed to Lisa Culbreath Grissim, married, from Bruce Appel and spouse, Joelle Appel, by Warranty Deed on August 13, 2008 and recorded on August 25, 2008, Instrument No. 20080825-0087038, Register's Office, Davidson County, Tennessee.

This is improved property, known as 2509 Ashwood Avenue, Nashville, Tennessee 37212.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 30th day of September, 2024.

Grantor:

LISA MARIE GRISSIM, aka Lisa Culbreath Grissim

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
LISA MARIE GRISSIM, as Trustee of the Lisa Marie Grissim Living Trust2024, 1006 Golf Club Court, Hendersonville, TN 37075	LISA MARIE GRISSIM, as Trustee of the Lisa Marie Grissim Living Trust 2024, 1006 Golf Club Court, Hendersonville, TN 37075	**10415006900**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared LISA MARIE GRISSIM to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 30th day of September, 2024.

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: LISA MARIE GRISSIM, as Trustee of the Lisa Marie Grissim Living Trust 2024, dated September 30th, 2024.
Address: 1006 Golf Club Court, Hendersonville, TN 37075.

Grantee:

LISA MARIE GRISSIM, as Trustee of the Lisa Marie Grissim Living Trust 2024, dated September 30th, 2024.

Subscribed and sworn to before me this 30th day of September, 2024.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024