Karen Johnson Davidson County
Batch# 1193162 DEEDQC
10/14/2024 10:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241014-0079407

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jean Marie Grissim 7816 Old Harding Pike Nashville, Tennessee 37221	SAME	141 00 0 008.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Series B of Pinnacle Home Properties, LLC,** 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.

Series B of Pinnacle Home Properties, LLC

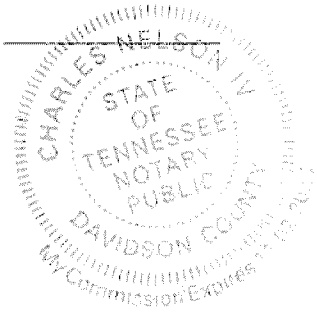
By: Jean M Grissim
Jean Marie Grissim, Manager

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 B, 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

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin at the southeasterly intersection of Hooten Howse Road and Harding Road, U.S. Highway 70-S; thence with the southerly margin of Hooten Howse Road, south 57 ° west 206.3 feet to an iron pin thence leaving said Road and along a fence, south 48 ° east 520 feet to a point; thence north 27 ° 24' east 372 45' west 145 feet to a R.R. spike in the southerly margin of Harding Road; thence with the margin of the same, along a slight curve, northwesterly 310.5 feet to the point of beginning, containing 3.3 acres, more or less.

Being the same property conveyed to Series B of Pinnacle Home Properties, LLC, 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 conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 7891 Highway 70 South, 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.

10/3/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

