Karen Johnson Davidson County
Batch# 1193252 DEEDQC
10/14/2024 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241014-0079543

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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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

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 7891 Highway 70 South 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 M Grissim

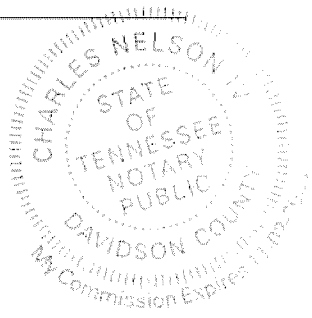
Jean Marie Grissim

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: _____



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 Jean Marie Grissim by Quitclaim Deed from Pinnacle Home Properties, LLC – Series B, a series of a Tennessee limited liability company, of record as Instrument No. 20241014-0079407, Register's Office for Davidson County, Tennessee.

This is improved property known as 7891 Highway 70 South, 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 8/13/24.

10/14/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

