NEW OWNER:
DEEP ROOTS PROPERTIES
1037 ROLLING MEADOW DRIVE
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN

Karen Johnson
Batch # 1208466
11/26/2024 09 07 35 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241126-0092241

**Map & Parcel No.: 07214006900**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **BRITT G. GRIMSLEY and wife, JENNIFER J. GRIMSLEY,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **DEEP ROOTS PROPERTIES, a Tennessee general partnership,** its successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

**Being known and designated as part of Lot No. 12, on the Map of Subdivision of Home Lot in Chesterfield Place, of record in Plat Book 421, Page 5, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property, and being more particularly described as follows:**

**Beginning at a point in the westerly margin of Chapel Avenue, the northeasterly corner of Lot No. 12; thence southerly with the westerly margin of said Avenue 132 feet to a point at the beginning of a turn in said Avenue; thence westerly with the northerly margin of said Chapel Avenue, 50 feet to a point; thence northerly and parallel with the line between Lot Nos. 11 and 12, 10 feet to a point; thence westerly parallel to the North margin of Chapel Avenue, 58.5 feet to a point; thence northerly and parallel with the line between Lot Nos. 11 and 12, 122 feet to a point in the southerly margin of an alley;**

**thence easterly with the southerly margin of said alley 107.5 feet to the beginning.**

**Being the same property conveyed to BRITT G. GRIMSLEY and wife, JENNIFER J. GRIMSLEY, by Quitclaim Deed from Jennifer J. Grimsley, for the express purpose of creating a tenancy by the entirety in the Grantees, dated October 11, 2013, and of record in Instrument No. 20131016-0108149, Register's Office for Davidson County, Tennessee.**

This is **IMPROVED** property known as: **2425 CHAPEL AVENUE, NASHVILLE, TN 37206.**

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 21 day of November, 2024.

**BRITT G. GRIMSLEY**

**JENNIFER J. GRIMSLEY**

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRITT G. GRIMSLEY and JENNIFER J. GRIMSLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of November, 2024.

NOTARY PUBLIC

My commission expires: 11-27-2027

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**********

I hereby swear or affirm that the actual consideration given for this transfer is **$0.00.**

Morgan Lakford
AFFIANT

Sworn to and subscribed to before me this the 21 day of November, 2024.

NOTARY PUBLIC

My commission expires:

