PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1211931
12/03/2024 10 22 34 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241203-0093736

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO
Ronald E. Grover 1223 Villa Place Nashville, TN 37212	Same	104-8-245 00

For and in consideration of the sum of One and 00/100 ($1.00) Dollar, cash in hand and paid, Ronald E. Grover, hereinafter called the Grantor, has this day bargained and sold and does hereby transfer, convey, remise, release and forever quitclaim unto Ronald E. Grover, and Dana Marie Lingle, as Joint Tenants with Right of Survivorship, hereinafter called Grantee, their heirs and assigns, all of his right, title and interest in and to a parcel of land in Davidson County, Tennessee, which is described as follows·

Land in Davidson County, Tennessee, Being the South 50 Feet of the East Part of Lot 29 on the Map of the subdivision of O. B. Hayes Plan of Lots, of record in Book 21, Page 87, Register's Office for said County, and described as follows· Beginning at a point in the West margin of Villa Place 585 feet South of the South margin of Edgehill Avenue; thence Westerly 142 feet to the Easterly margin of an alley; thence with the margin of said alley, Southerly 50 feet to a point; thence Easterly 142 feet to the West margin of Villa Place; thence with the margin of the same Northerly 50 feet to the point of beginning.

Being the same property conveyed to Ronald E. Grover by Deed from Sherrie C. Bohlinger, unmarried, of record in instrument number 20061205-0149869 in the Register's Office for Davidson County, Tennessee.

This is improved property know as 1223 Villa Place, Nashville, TN 37212.

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

WITNESS my hand this 27 day of November 2024.

GRANTOR.

Ronald E. Grover

Ronald E. Grover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Ronald E Grover, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Witness my hand and seal this the 27 day of November, 2024.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires. 7/3/28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $00.00.

Affiant

Subscribed and sworn to before me, this 27 day of November, 2024

NOTARY PUBLIC

My Commission Expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY