This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1237965 DEEDQC
02/18/2025 09:36:03 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250218-0011650

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Christi Spain 1108 Battlewood Street Franklin, TN 37069	SAME	Map/Parcel: 138 00 0 016.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS, Christi Spain purchased the herein described property at a Trustees Sale on January 19, 2024 as evidenced by deed of record in **Instrument No.: 20240126-0005339, Register's Office for Davidson County, Tennessee.**

WHEREAS, the said Trustees Deed of record in Instrument No.: 20240126-0005339, Register's Office for Davidson County, Tennessee erroneously omitted the Buyer's name of Christy Spain and erroneously conveyed said property to Grassland Financial Services, LLC.

WHERERAS, a Corrected Trustee's Deed was executed and recorded to correct an error in the Grantee's name in **Instrument No.: 20240607-0042763, Register's Office for Davidson County, Tennessee,** vesting the property in the name of "Christi Spain c/o Grassland Financial Services, LLC".

WHEREAS, Grassland Financial Services, LLC is under the belief that it should have joined in as a Grantor on the above referenced Corrected Trustee's Deed, conveying any interest it may have received by virtue of the original Trustee's Deed erroneously vesting said property in the name of Grassland Financial Services, LLC.

NOW THEREFORE, Grassland Financial Services, LLC has caused this Quitclaim Deed to be drafted and recorded to remove any cloud on title that the initial Trustee's Deed of record in **Instrument No.: 20240126-0005339, Register's Office for Davidson County, Tennessee;** and later corrected by Corrected Trustee's Deed of record in **Instrument No.: 20240607-0042763, Register's Office for Davidson County, Tennessee** may have caused Grantee, Christi Spain.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Grassland Financial Services, LLC**, a Tennessee Limited Liability Company, by **Dustin Spain**, acting as Managing Member of, and on behalf of, Grassland Financial Services, LLC, (the "Grantor"), has bargained and Quitclaimed, and by these presents does transfer and convey unto the said **Christi Spain,** (the "Grantee"), her successors and assigns, all of its right, title and interest, if any, in and to that certain land in Davison County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davison County, State of Tennessee, described as follows, to-wit:

See attached **Exhibit "A"** which is attached hereto and incorporated herein by reference.

Being the same property conveyed to **Grassland Financial Services, LLC** by deeds of record

in **Instrument No.: 20240126-0005339, and 20240607-0042763**, Register's for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 0 Couchville Pike, Nashville, TN 37076.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This deed is being recorded pursuant to the Tennnessee After Acquired Property Doctrine.

WITNESS our hands this 12th day of December, 2024.

GRANTOR:

Grassland Financial Services, LLC

By: Dustin Spain

Title: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that **Dustin Spain** is the Managing Member of Grassland Financial Services, LLC, a sole member-managed Tennessee Limited Liability Company, and that Dennis Spain, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Grassland Financial Services, L.L.C., by signing his name as such managing member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of December, 2024.

Sandra
Notary Public

SANDRA L JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
1-25-27

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

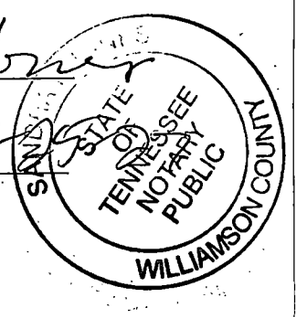
The actual consideration for this transfer, or value of property (whichever is greater) is $Zero, (Consideration paid previously on Instrument No.: 20240126-0005339, Register's Office for Davidson County, TN).

Affiant

Subscribed and sworn before me this 12th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 1-25



SANDRA L JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

A tract of land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer; surveyor, dated 1975, and more particularly described as follows:

Beginning at a point in the Northerly R.O.W. of Couchville Pike said point being the Southeast comer of the property conveyed to Baxter B. Haley by deed of record in Deed Book 7258, Page 233, Register's Office for Davidson County, Tennessee, and said point also being the Southwest comer of the property conveyed to Baxter B. Haley by deed of record in Deed Book 7256, Page 230, said Register's Office; thence, leaving said R.O.W. and with said Haley's line, North 06 degree 48 minutes East a distance of 220.46 feet to a point said point being a comer of the property conveyed to Tom G. Coleman, Jr., Trustee, by deed of record in Deed Book 4966, Page 729, said Register's Office; thence, leaving said Haley's line and proceeding with said Coleman, South 86 degree 55 minutes East a distance of 107 .12 feet to a point said point being the Northwest Comer of the property conveyed to James D. Riddle, et ux et al, by deed of record in Deed Book 7317, Page 898, said Register's Office, thence leaving said Coleman's line 220.00 feet to a point in the Northerly R.O.W. of Couchville Pike; thence, with said R.O.W. of Couchville Pike, North 86 degrees 55 minutes West a distance of 120.15feettothe point of beginning and containing 0.574 acres, more or less.

Being the same property conveyed to Grassland Financial Services, LLC, by Trustee's Deed from David G. Mangum, Trustee, of record in Instrument No. 20240126-0005339 Register's Office for Davidson County, Tennessee, dated January 19, 2024 and recorded on January 26, 2024 as corrected in **Instrument No. 20240607-0042763**, Register's Office for Davidson County, Tennessee.

This deed is being recorded pursuant to the Tennessee After Acquired Property Doctrine and is intended to merge with her prior recorded Warranty Deed Conveyance of record in Instrument No.: 20241226-0099381, Register's Office for Davidson County Tennessee, conveying warrantable title to State of Tennessee.

BEING the same property conveyed by Christi Spain to State of Tennessee by Warranty Deed of record in **Instrument No.: 20241226-0099381**, Register's Office for Davidson County Tennessee.