QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Emma Jean Grimes SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2025. Notary Public My Commission Expires: 10/21/28 KRISTIE LYNN MCCURDY NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD (AFFIX SEAL) My Comm. Exp. Oct 21, 2028

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Forever 721 Living Trust	(NAME) Same	163-01-0 037.00
(ADDRESS) 4148 Highlander Court	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Emma Jean Grimes, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Emma Jean Grimes, Trustee, or her successors in interest, of the Forever 721 Living Trust, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot 38, Hickory Highland Place, Phase I, as shown on plat of record in Plat Book 9700, page 189, in the Register's Office, Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David W. Grimes, Sr., (now deceased) and wife, Emma Jean Grimes from David W. Grimes, Sr. by Warranty Deed, dated January 4, 2012, and recorded January 10, 2012, of record in Instrument #20120110-0002466, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 4148 Highlander Court, Antioch, TN 37013.

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Karen Johnson Davidson County
Batch # 1271184 DEEDQC
05/09/2025 11:46:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250509-0036604

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND this 2nd day of April, 2025.

GRANTOR:

Emma Jean Grimes

Emma Jean Grimes

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Emma Jean Grimes, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2025.

KRISTIE LYNN MCCURDY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Oct 21, 2028
COUNTY OF RUTHERFORD

NOTARY PUBLIC

My commission expires: 10/21/2028

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