Karen Johnson Davidson County
Batch# 1280591 DEEDQC
06/02/2025 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250602-0043205

Prepared by and Return to:
Hywater Title
836 North Thompson Lane
Ste 2B
Murfreesboro, TN 37129

ORA KELLY NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and Sworn before me this 21st day of May, 2025.

Notary Public
My commission expires: 8.19.2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Dustin N. Graves 2336 Benay Road Nashville, TN 37214	The same	052-13-0B-117-00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Theresa M. Graves,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Dustin N. Graves** hereinafter the Grantee(s), all of Grantor's right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: UNIT 155, FIRST REVISION CONDOMINIUM SITE PLAN RIVER GLEN PLANNED UNIT DEVELOPMENT PHASE IV, SECTION I CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 9700, PAGE 283 AND BOOK 7566, PAGE 571, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO NATHAN GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE BY QUIT CLAIM DEED FROM NATHAN GRAVES AND THERESA M. GRAVES, F/K/A THERESA M. ROLLINS, HUSBAND AND WIFE WHO ACQUIRED TITLE AS UNMARRIED AS RECORDED 04/25/2014 AS DOCUMENT 20140425-0035069.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO DUSTIN N. GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, BY QUITCLAIM DEED FROM NATHAN GRAVES A/K/A DUSTIN N. GRAVES AND THERESA M. GRAVES, HUSBAND AND WIFE, DATED OCTOBER 17, 2016 AND RECORDED OCTOBER 24, 2016 OF RECORD IN INSTRUMENT NO 20161024-0112178, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This property is [X] improved [ ] unimproved property known as **2336 Benay Road, Nashville, TN 37214.**

Witness my hand this 21 day of May, 2025.

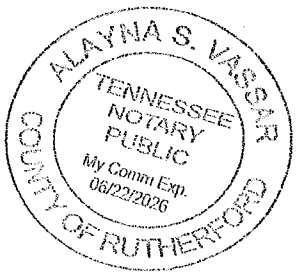
Theresa M. Graves

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of June, 2025, before me personally appeared Theresa M. Graves, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of ~~June~~ May, 2025.

Alayna S. Vassar
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 05/21/2025 (date of document).

Jami K Averwater

Affiant Signature

06/02/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD