Karen Johnson Davidson County
Batch# 1280899 DEEDQC
06/03/2025 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250603-0043610

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-PD-25-3641

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William E. Grones	**Same as new owner**	
(NAME) **3641 Forte Rd,**	(NAME)	**029-00-0-159.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GABRIEL R LUTZ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WILLIAM E. GRONES** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C.J. CARREY, MARCH 23, 1951, DESCRIBED AS FOLLOWS:

BEGINNING AT A 12" SASSAFRAS OR THE WEST SIDE OF THE JOHN FORTE TRACT; RUNNING NORTH 1 DEGREE 30' EAST 300 FEET TO A STAKE IN THE FIELD, THENCE TURNING NORTH 88 DEGREES 30' WEST 290.4 FEET TO A STAKE IN THE FIELD WHICH IS THE NORTHWEST CORNER; THENCE SOUTH 1 DEGREE 30' WEST 300 FEET TO A STAKE IN DUGGER'S NORTH BOUNDARY LINE; THENCE WITH DUGGER'S NORTH BOUNDARY LINE 290.4 FEET TO THE BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

Being the same property conveyed to William E. Grones, unmarried and Gabriel R. Lutz, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from William E. Grones of record in Instrument No. 20211216-0166669 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on December 16, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3641 Forte Road, Joelton, Tennessee 37080**.

Witness my/our hand(s) this the 30th day of May, 2025.

Gabriel R Lutz

STATE OF Pennsylvania
COUNTY OF Beaver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GABRIEL R LUTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 30th day of May, 2025.

Genesis P. Hyman
Notary Public
My Commission Expires: 08/31/2026
(SEAL)

Notarized online using audio-video communication

Commonwealth of Pennsylvania - Notary Seal
Genesis P. Hyman, Notary Public
Beaver County
My commission expires Aug 31, 2026
Commission number 1425769

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, MARGARET MEANS, 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 5/30/25 (date of document).

Affiant Signature

Date 5/30/25

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027