THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 1284565 DEEDQC
06/16/2025 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046566

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Parcel ID
Susan Clay Crowder 308 Gates Road Goodlettsville, TN 37072	Same as New Owner	03405002000

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Christopher Lee Grimes**, by these presents does hereby quitclaim and convey unto **Susan Clay Crowder**, a single woman, and her successors and assigns, all his right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Gatewood, Section 1 (one), as of record in Book 3300, Pages 47-52, inclusive, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further legal description of said property.

Said lot No. 11 fronts 84 feet on the east side of Gates Road and extends back 157 feet on the northerly line and 153.6 feet on the southerly line to a dead line in the rear on which it measures 84.5 feet.

Being the same property conveyed to Christopher L. Grimes and Susan C. Grimes, husband and wife, from Patsy B. Dotson, by Warranty Deed on October 31, 1994, of record in Book 9515, Pages 629-630, Register's Office for Davidson County, Tennessee.

The said Susan Clay Crowder is one and the same as Susan C. Grimes. For further reference see Final Decree of Divorce in that certain case styled *Susan Clay Crowder-Grimes v. Christopher Lee Grimes*, Fourth Circuit Court of Davidson County, Tennessee, Docket No. 25D-363.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 308 Gates Road, Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Susan Clay Crowder-Grimes v. Christopher Lee Grimes*, Fourth Circuit Court of Davidson County, Tennessee, Docket No. 25D-363, and that there was no other consideration given for the transfer.

Christopher Lee Grimes
Christopher Lee Grimes

Sworn to and subscribed before me, this the 27 day of May 2025.

Britney Weaver
Notary Public

My Commission Expires:
Oct. 28, 2028

BRITNEY WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Witness my hand, the bargaining party, having caused my name to be signed hereto on said day and date.

Christopher Lee Grimes 5/27/2025
Christopher Lee Grimes **Date**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Britney Weaver, a Notary Public in and for said County and State, **Christopher Lee Grimes**, 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 hand and official seal at Goodlettsville, Tennessee this the 27 day of May, 2025.

Britney Weaver
Notary Public

My Commission Expires:
Oct. 28. 2028

BRITNEY WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **05/27/2025** [DATE].

AFFIANT SIGNATURE

06/13/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **13th** day of **June**, 2025.

Notary Signature
My Commission Expires: 01-22-29
[SEAL]

