Name and Address of New Owner:
Tangela M. Jones Grimes and Fernando Perez Grimes
3408 Shellbark Rd
Whites Creek, TN 37189

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1291799 DEEDQC
06/30/2025 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250630-0051435

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 039-00-0-196

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tangela M. Jones Grimes ,** "the Grantor," convey and quitclaim any interest they have unto **Tangela M. Jones Grimes and Fernando Perez Grimes, a married couple,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 2 on the Plan of Hickory Hollow, of record in Book 4675, page 86, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 180 feet on the northwesterly margin of Shellbark Drive and extends back 766.40 feet on the northeasterly line and 733.72 feet on the southwesterly line to a dead line in the rear, measuring 113.14 feet thereon.

Being the same property conveyed to Felix Grimes, Jr. and wife, Patricia Ann Grimes by Warranty Deed from Anthony F. Casella and wife, Susan E. Casella, of record in Book 6362, page 29, Register's Office for Davidson County, Tennessee. Further conveyed to Felix Grimes, Jr. by Quitclaim Deed from Patricia Grimes of record in Instrument Number 20170814-0082903, said Register's Office. The said Patricia Ann Grimes, having since died on August 13, 2017, leaving her interest to Felix Grimes, Jr. by right of survivorship. Further conveyed to PillarStone Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Felix Grimes, Jr., of record in Instrument Number 20221101-0117857, said Register's Office.

Being the same property conveyed to Tangela M. Jones Grimes by Quitclaim Deed dated February 22, 2024 from PillarStone Development, LLC, a Tennessee limited liability company, recorded February 22, 2024 in Instrument No. 20240222-0012335 in the Register's office.

Improved-property known as: **3408 Shellbark Dr Whites Creek, TN 37189**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of June, 2025.

_____(SEAL)
Tangela M. Jones Grimes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Tangela M. Jones 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of June, 2025.

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2026

_____
Notary Public
My commission expires: 5/23/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0. which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

06/25/2025
(Affiant)

Sworn to and subscribed before me this
25th day of June, 2025.

Notary Public
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23 2028

File # 2025-8012-TH

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 25 2025 (date of document)

Regina Sullo

Affiant Signature

6/30/25

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 30 day of June, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506300051435