New Owner:	Send Tax Bills To:	Map-Parcel Number
Jeffrey Groves Michelle Claybrook Cynthia Mitchell 3337 Cocoa Lane Nashville, TN 37218	New Owner	080 07 0 115.00

THIS INSTRUMENT PREPARED BY:
Lightsey Law
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1306932 DEEDQC
08/08/2025 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250808-0063142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this 7 day of July 2025.

Notary Public

My Commission Expires: 3/3/26

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jeffrey Groves, Michelle Amos Claybrook, and Cynthia Renee Mitchell**, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **Jeffrey Groves, Michelle Amos Claybrook, and Cynthia Renee Mitchell**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, known as Cocoa Drive, being Lot No. 453on the Plan of Bordeaux Hills Subdivision, Section 9, of record in Book 4175, page 116, Register's Office for said County, to which plan reference is hereby made for a more accurate and complete description.

Being all of the same property conveyed to Jeffery Groves, Michelle Amos Claybrook, and Cynthia Renee Mitchell by the Last Will and Testament of Sharon Groves Payton, recorded June 30, 2025 as Instrument No. 20250630-00051013. Also see Davidson County Probate Case No. 25P1120. Jeffery Groves and Jeffrey Groves are one and the same person.

Being the same property conveyed to Sharon L. Amos Payton, married, by Quitclaim Deed from Louvenia Groves, unmarried, dated April 1, 2009, of record as Instrument No. 20090402-0029980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louvenia Groves by Quitclaim Deed from Sharon L. Amos Payton, married, dated November 6, 2003, of record as Instrument No. 20031112-0165560, Register's Office for Davidson County, Tennessee. Sharon L. Amos and Sharon L. Amos Payton are one and the same person.

Being the same property conveyed to Sharon L. Amos by Warranty Deed from Randall Phillips Builders, Inc., a Tennessee Corporation, of record

Being the same property conveyed to Sharon L. Amos by Warranty Deed from Randall Phillips Builders, Inc., a Tennessee Corporation, of record in Book 4503, page 139, Register's Office for Davidson County, Tennessee.

This is improved property located at 3337 Cocoa Drive, Nashville, TN 37218.

Said property is conveyed subject to such taxes, limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. The preparer shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of August 2025.

GRANTOR:

August 1, 2025

Jeffery Groves

Michelle Amos Claybrook

Cynthia Renee Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffery Groves, Michelle Amos Claybrook, and Cynthia Renee Mitchell, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 1 day of August 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Expires: 3/3/26

I, Kirsten Virden, 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 8/1/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/1/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

