QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1356931 DEEDQC
12/11/2025 02:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251211-0098848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December 2025.

CHUKWUDI ECHEBIRI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: July 3, 2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Erroll Groves, Jr.	**New Owner**	**Tract 1: 04104002300** **Tract 2: 07309025100**
(NAME)	(NAME)	
1972 Needmore Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ARLENE LITTLETON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **ERROLL GROVES, JR.** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF HER RIGHT, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 9 day of December, 2025.

Arlene Littleton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARLENE LITTLETON,** the within named grantor, 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 the 9TH day of December 2025.

Notary Public

My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1:

LAND in Davidson County, Tennessee, BEING Lot No. 3 on the Map of Dalemere Subdivision, Section I, of record in Book 2900, page 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Arlene Littleton by Affidavit of Heirship of Gwendolyn Groves, of record in Instrument No. _202512110098847___ in the Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 1151 Cherbron Drive, Nashville, Tennessee 37207.

Tract 2:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Cooper Lane Estates of record in Book 5200, page 567, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Arlene Littleton, by Affidavit of Heirship of Gwendolyn Groves, of record in Instrument No. _202512110098847_____, Register's Office for Davidson County, Tennessee.

Erroll Groves, Sr., predeceased his wife, Gwendolyn Groves.

This is unimproved property commonly known as 2324 Cooper Terrace, Nashville, Tennessee 37216.

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 December 9, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 12/11/25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 12/11/25.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

