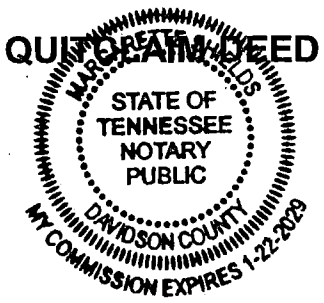
QUITCLAIM DEED



LB-QCD-26-3228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Earl Groves, II	112 Chitwood Ct, Hickory 37138	
(NAME)	(NAME)	**080-08-0-117.00**
3228 Holland Lane	Thomas Earl Groves II	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **THOMAS EARL GROVES, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THOMAS EARL GROVES, II** 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:

Land in Davison County, Tennessee, being Lot No. 290 on the Plan of Section Two, Bordeaux Hills, of record in Book 3600, page 7, Register's Office for said County.

Said Lot fronts 52 feet on the north side of Holland Lane and runs back between lines, 165.24 feet on the west line and 139.84 feet on the east line to a dead line in the rear on which it measures 82.57 feet.

Being the same property conveyed to Thomas Earl Groves, married by Quitclaim deed from Patricia Fletcher Groves of record in Instrument No. 20030312-0033119 Register's Office for Davidson County, Tennessee, dated July 12, 2002 and recorded on March 12, 2003.

Being the same property conveyed to Patricia Fletcher Groves and husband, Thomas Earl Groves by Warranty deed from Associates Financial Services Company, INC of record in Book 8615, page 375, Register's Office for Davidson County, Tennessee, dated April 30, 1992 and recorded on May 01, 1992.

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.

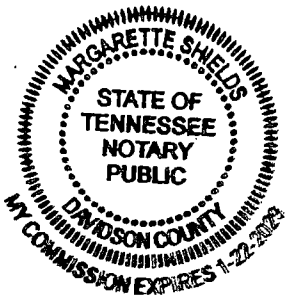
This is **improved** property known as: **3228 Holland Lane, Nashville, Tennessee 37218.**

Karen Johnson Davidson County
Batch # 1365089 DEEDQC
01/05/2026 11:36:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260105-0000288

Quitclaim Deed

Witness my/our hand(s) this the 15 day of December, 2025.

Thomas Earl Groves



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS EARL GROVES, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of December, 2025.

Notary Public
My Commission Expires: 1-22-2029
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212