Karen Johnson Davidson County
Batch# 1389304 DEEDQC
03/06/2026 10:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260306-0018080

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LLC
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Abigail Layne Groeneweg and Arend Groeneweg 428 Old Towne Drive, Brentwood, TN 37027	**Abigail Layne Groeneweg and Arend Groeneweg 428 Old Towne Drive, Brentwood, TN 37027**	**160-16-0C-013.00-CO**

THIS INSTRUMENT, made and entered into this 6 day of March 2026, by and between **Abigail Wayne Groeneweg, formerly Abigail Layne Wallace,** *("Grantor"),* and **Abigail Wayne Groeneweg and Arend Groeneweg, Wife and Husband, holding their interest as Tenants by the Entirety** *("Grantees")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **ABIGAIL LAYNE GROENEWEG, formerly known as Abigail Layne Wallace,** Grantor, convey and quitclaim all of her interest and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, TN, BEING Unit No. 13 on the Plan of The Terraces at Brentwood Chase, of record in Plat Book Instrument No. 200011030109137, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Abigail Layne Wallace, an unmarried woman, from Judy Lynn Fabling, an unmarried woman, dated July 23, 2018, and recorded on July 24, 2018, of record in Instrument Number 20180724-0072164, Register's Office for Davidson County, Tennessee.

This is improved property known as **428 Old Towne Drive, Brentwood, Tennessee 37027.**

And now, **ABIGAIL LAYNE GROENEWEG, formerly known as Abigail Layne Wallace,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim, and convey *all of* her interest into **ABIGAIL LAYNE GROENEWEG and AREND GROENEWEG, Wife and Husband, holding their interest as Tenants by the Entirety.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **ABIGAIL LAYNE GROENEWEG, formerly known as Abigail Layne Wallace,** has hereunto set her hand on this the 6 day of March 2026.

(Signature Page to Follow)

ABIGAIL LAYNE GROENEWEG, formerly known as Abigail Layne Wallace, *Grantor*

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **ABIGAIL LAYNE GROENEWEG, formerly known as Abigail Layne Wallace,** the Grantor, with whom I am personally acquainted or who produced identification proving the same, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 6 day of March 2026.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Notary Public
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

AREND GROENEWEG, *Grantee*

WITNESS my hand and official seal at Nashville, Tennessee this 6 day of March 2026.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Notary Public
My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 March 6, 2026 (date of document).

Affiant Signature

3/6/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/19/2026

NOTARY'S SEAL

