THIS INSTRUMENT PREPARED BY:
LAW OFFICES OF
Cynthia Webb Fitzgerald
P O Box 70714
Nashville, TN 37207

State of Tennessee
County of Davidson
The Actual consideration or value whichever is greater for this transfer is
$14,000.00 _____ AFFIANT
Subscribed and sworn before me this 11 day of May, 2026
_____ NOTARY
My commission Expires 3-9-2027

TERRELL BROADY JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

QUIT CLAIM DEED

NAME ADDRESS OF NEW OWNER(S)
GARRETT MICHAEL GROHMAN and
CHLOE LENNA GROHMAN
700 Revels Drive
Nashville, TN 37207

SEND TAX BILL TO:
700 Revels Drive
Nashville, TN 37207

MAP-PARCEL NUMBER
059110288000

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION for the sum of Fourteen Thousand dollars ($14,000.00), cash in hand paid by the hereinafter named GRANTEES, GARRETT MICHAEL GROHMAN and wife CHLOE LENNA GROHMAN, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JAMES COURE, {HEREINAFTER named GRANTOR}, have bargained an sold, and by these presents do transfer and convey, demise, release and forever quitclaim unto the said, grantor, its successors and assigns, all of its title, interests, and estate legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, on the plan of Section 3, Haynes Manor, of record in Book 4175, page 11, Register's office for said County being part of the same property conveyed to Morris Levine and Leon Gilbert, at a sale for taxes in the cause of State of Tennessee et al. vs. Lineberger Development Company, Tax Civil Action No. A 1208, Control Number 1110-5200, of record in Book 5379, page 284, R.O.D.C., Tennessee.

Said tract of land being the westerly part of parcel 259 of Map 59-11, Tax assessor's office, Davidson County, Tennessee containing 0.15 acres beginning at a point on the westerly corner of said tract 32.71 feet from the westerly corner of parcel 352 thence S 87' 46'W 187.0; thence S 45' 51 ' E 101.74'; thence N 60' 56'W 140.99to the beginning.

BEING the same property conveyed to Willie Stallworth and wife Dorothy Jean Stallworth by deed from Ambrose W. J. Clay and wife Celina M. Clay of record in Book 6776, page 523, R.O.D.C., Tennessee., said Register's office.

BEING the same property conveyed to Dorothy J. Coure and Donnie B. Arnett by deed from Willie Stallworth and wife Dorothy Stallworth of record in book 7262, page 523, R.O.D.C., Tennessee.

BEING the same property inherited by James Coure, pursuant to Affidavit of Heirship of record no. 2052508-0036072 filed with R.O.D.C., Tennessee.

This is unimproved property known as 0 August Drive, Nashville, Tennessee 37207. This property is conveyed subject to such limitations, restrictions, encumbrance, easements or deeds of trust which may appear of record.

Karen Johnson Davidson County
Batch # 1418838 DEEDQC
05/11/2026 03:42:05 PM 2 pgs
Fees: $13.00 Taxes: $51.80
20260511-0042431

STATE OF TENNESSEE
Davidson County

Personally, appeared before me, a Notary Public in and for said County and State, the within named, James Coure, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

James Coure

Witness my hand and official seal in said county at Nashville, Tennessee, this the 11 day of May 2026

Notary Public

Commission Expires 3-9-2027

