Karen Johnson Davidson County
Batch# 1426484 DEEDQC
05/28/2026 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260528-0048526

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. HALEY B STOKES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-02-2029 Affiant Sworn to and subscribed before me this 28th day of May, 2026. Notary Public My Commission Expires: 07/02/2029 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 28th day of May, 2026, among:

TIM GRUBBS AND WIFE, JAMIE L. GRUBBS,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

GRUBBS FAMILY TRUST DATED MAY 28, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

LAND in Davidson County, Tennessee, Being Lot No. 2 on the Resubdivision of Lots 1 and 2 of Poteet Subdivision, of which the Plat is of record by Instrument No. 20060310-0028004 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tim Grubbs and wife, Jamie L. Grubbs, by Instrument for Correction of Warranty Deed from John W. Poteet and wife, Cora G. Poteet, dated November 12, 2007, and recorded November 13, 2007, at Instrument No. 20071113-0132775, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tim Grubbs and wife, Jamie L. Grubbs, by Warranty Deed from John W. Poteet and wife, Cora G. Poteet, dated November 28, 2005, and recorded November 29, 2005, at Instrument No. 20051129-0143541, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 538 Moncrief Avenue, Goodlettsville, TN 37072.

THIS DEED has been prepared solely upon information furnished by **Tim Grubbs and Jamie L. Grubbs.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

TIM GRUBBS

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Tim Grubbs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2026.

Haley B Stokes, Notary Public
My Commission Expires: 07/02/2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

JAMIE L. GRUBBS

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jamie L. Grubbs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2026.

Haley B Stokes, Notary Public
My Commission Expires: 07/02/2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Owner Name & Property Address:

Grubbs Family Trust dated May 28, 2026
538 Moncrief Avenue
Goodlettsville, TN 37072

Responsible Party For Taxes:

Grubbs Family Trust dated May 28, 2026
538 Moncrief Avenue
Goodlettsville, TN 37072

Tax Map and Parcel: 018 00 0 106.00

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 28, 2026.

Affiant Signature

05/28/2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 28 day of May, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY