THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard, PLLC** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	*This document was prepared based on information provided by the parties and no independent title examination was prepared.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Julie A. Griffin, Trustee 1112 Sparta Road Nashville, TN 37205	New Owner	Map and Parcel No.: 115-2-103 8DZ-61290

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Julie A. Griffin, ("Grantor") do hereby quitclaim, transfer and convey unto Julie Griffin, Trustee of the Julie A. Griffin Revocable Trust, created November 7, 2016, its successors and assigns, all of my right, title and interest in certain real property in Davidson County, Tennessee, identified and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Crest Meade, Section III, of record in Book 2331, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark A. Griffin and wife, Julie A. Griffin, from Julie A. Bricker, now Julie A. Griffin, and Mark A. Griffin by Quitclaim Deed of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20120501-0037159.

This is improved property known as 1112 Sparta Road, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20170048995 DEEDQC
Recvd: 06/08/17 13:32 2 pgs
Fees:12.00 Taxes:0.00
20170608-0057624

Mark Griffin and wife, Julie A. Griffin, owned the above-described real property as tenants by the entirety pursuant to the Instrument referenced in the derivation clause above. Upon the death of Mark Griffin on October 29, 2014, Julie A. Griffin became fee simple owner of this improved real property and executes this document in said capacity. A copy of the death certificate for the late Mark Griffin is attached hereto as **Exhibit 1**.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30th day of May, 2017.

Julie A. Griffin, Grantor

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Julie A. Griffin,** the 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 at office, this 30th day of May, 2017.

Mary Jeanette Rowlett
Notary Public

My Commission Expires: 7/6/2020

MARY JEANETTE ROWLETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 6, 2020