# QUITCLAIM DEED

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

R-FSB-18-233

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 14th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Matthew Griffith and Stefanie Mahan Griffith** | **NEW OWNER** | |
| (NAME) **233 McGavock Pike** | (NAME) | **095-04-0-083.00** |
| (ADDRESS) **Nashville, TN 37214** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEVERLY JEAN GRIFFITH, a MARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MATTHEW GRIFFITH AND STEFANIE MAHAN GRIFFITH, HUSBAND AND WIFE** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Eva-Mor Heights of record in Plat Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot no. 116 fronts 76 feet on the Easterly margin of McGavock Pike and extends back between lines 189.28 feet on the Northerly line and 189.33 feet on the Southerly line to a dead line in the rear measuring 76.07 feet thereon.

Being the same property conveyed to Stefanie Mahan Griffith and Matthew Griffith, wife and husband and Beverly Jean Griffith, a married woman by Warranty Deed from Jotyar & Rajab Investors Group of record in Instrument No. 20110524-0039674 Register's Office for Davidson County, Tennessee, dated May 20, 2011 and recorded on May 24, 2011.

The Grantor hereby certifies that said property has never been her marital residence.

This is:
**[ ] unimproved**
**[x] improved** property known as: **233 McGavock Pike, Nashville, Tennessee 37214**.

Bill Garrett Davidson County
Batch# 76020 **DEEDQC**
04/03/2018 03:20:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180403-0031320

Witness my/our hand(s) this the 13 day of March, 2018.

Beverly Jean Griffith
Beverly Jean Griffith

STATE OF COLORADO
COUNTY OF MESA

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

Witness my hand and official seal, this the 13 day of March, 2018.

Abigail M Clement
Notary Public
My Commission Expires: 05/03/2021
(SEAL)

ABIGAIL M. CLEMENT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20054016440
My Commission Expires May 3, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212