2nd

File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 95772 DEEDQC
05/23/2018 12:03:28 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180523-0049388

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 21 day of MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-22-2021

(AFFIX SEAL)

GARY W. TEMPLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties hereto.
No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Buell	Same	051 08 0 0171.00
(NAME) 214 East Due West Avenue	(NAME)	
(ADDRESS) Madison, Tennessee 37115	(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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Frazier Griffin, Robert Andrew Griffin,
Dixie Anne Duke, Rebecca Nell Lewis, James David Burnett

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Buell

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map of the Core Subdivision, described according to a survey made by Anderson and Gee, Surveyors, April 1946, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 4 & 5; thence with the line between said lots southwardly 160 feet to a point thence eastwardly 57 feet to the corner of Lot No. 6; thence with the line between Lots Nos. 5 & 6 northwardly 160 feet to the southerly margin of Due West Avenue; thence with the margin of the same westwardly 80 feet to the point of beginning.

Being the same property conveyed to Charles R. Griffin and wife, Alice L. Griffin, by deed from Robert A. Griffin and wife, Shirley H. Griffin, of record in Book 4196, page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Joseph Griffin (now deceased) and, Anne Elizabeth Griffin, (now deceased), as tenants in common, by warranty deed from Charles R. Griffin and wife, Alice L. Griffin, of record in Book 5019, Page 33, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Frazier Griffin, Robert Andrew Griffin, William Joseph. Griffin, Charles R. Griffin, Anne Griffin Burnett, by surviving heirship of The Estate of Anne Elizabeth Griffin, as filed Seventh Circuit Court for Davidson County (Probate Division), Docket No. 17P-2118, as Recorded as Instrument No. 20171214-0127422, said Register's Office.

Being the same property conveyed to Charles Richard Griffin via the Last Will and Testament of William Joseph Griffin, Seventh Circuit Court for Davidson County Probate Division), Docket NO. 17P-368

The said Anne Griffin Burnett, now deceased on or about September 13, 2017 having passed her portion of said property to her surviving children as stated in Affidavit of Heirship filed for record in Instrument No. 20180523049387 in the said Register of Deeds Office.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 214 East Due West Avenue, Madison Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21 day of MAY, 2018.

David Frazier Griffin

Robert Andrew Griffin

Dixie Anne Duke

Rebecca Nell Lewis

James David Burnett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David Frazier Griffin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of May, 2018.

Commission expires: 3-28-2021

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert Andrew Griffin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of May, 2018.

Commission expires: 3-28-2021

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dixie Anne Duke, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of May, 2018.

Commission expires: 3-28-2021

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Duke, Rebecca Nell Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of May, 2018.

Commission expires: 3-28-2021

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James David Burnett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of May, 2018.

Commission expires: January 28, 2021

GARY N. TEMPLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.