Karen Johnson Davidson County
Batch# 193295 DEEDQC
02/08/2019 10:09:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190208-0012158

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 7 day of February, 2019.

My Commission Expires: 8.4.20

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
John E. Griffith & Elizabeth J. Griffith, Trustees	New Owner	162-10-0-159-00
609 Countryside Court		&
Franklin, TN 37069		104-15-0-245.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **John E. Griffith, a/k/a John Griffith and Elizabeth Griffith, husband and wife,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Living Trust Agreement dated November 28, 2018,** GRANTEE. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 7 day of February, 2019.

John E. Griffith a/k/a John Griffith

Elizabeth Griffith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John E. Griffith a/k/a John Griffith and Elizabeth Griffith, husband and wife**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 7 day of February, 2019.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8.4.20

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Brook-View-Estates, Section 2, of record in Plat Book 4460, Page 163, as amended in Book 5023, Page 208, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John E. Griffith, a married man, by Warranty Deed from Kathy Diane Polon, Kevin Presley Sanders, Janet Eva Koenig and Gregory Alan Sanders, devisees under the Last Will and Testament of Margaret Rosetta Sanders, of record in Instrument No. 20160701-0067577, in the Register's Office for Davidson County, Tennessee, dated June 29, 2016. Corrected by Scrivener's Affidavit of record in Instrument No. 20170201-0010790, in the Register's Office for Davidson County, Tennessee.

Being also known as: **504 Amelia Court, Antioch, TN 37013.**

Map / Parcel Number: **162-10-0-159-00**

Tract II:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Linden and West Linden of record in Plat Book 1130, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Griffith and Elizabeth Griffith, husband and wife, by Warranty Deed from J. Evan Gower and wife, Amy E. Gower of record in Instrument No. 20180807-0077424, in the Register's Office for Davidson County, Tennessee, dated August 3, 2018 and recorded on August 7, 2018.

Being also known as: **2313 Sunset Place Nashville, Tennessee 37212.**

Map / Parcel Number: **104-15-0-245.00**