Karen Johnson Davidson County
Batch# 283911 DEEDQC
09/11/2019 09:14:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190911-0091769

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Bertha Alicia Griffin 309 Watson View Drive Franklin, TN 37067	Same	172-03-0B-053.00-CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bertha Alicia Griffin, unmarried ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto the B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin Living Trust dated July 18, 2002 and any amendments thereto ("Grantee"), and her successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of The Woodlands, Phase 2 of record in Plat Book 6900, Page 635, 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 Bertha Alicia Griffin by Warranty Deed from Shannan Parker dated December 19, 2016, of record in instrument # 20161221-0134410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 605 Magnolia Lane, Nashville, TN 37211.

IN WITNESS WHEREOF, B. Alicia Griffin has executed this Quitclaim Deed as of the 9 day of September, 2019.

Bertha Alicia Griffin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Bertha Alicia Griffin, the within named bargainor, 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 this 9th day of September, 2019.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-14-2023

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Bertha Alicia Griffin

Sworn and subscribed to before me this 9th day of September, 2019.

Notary Public

My Commission Expires: 6-14-2023

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON