Karen Johnson Davidson County
Batch# 311983 DEEDQC
11/06/2019 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191106-0114535

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Griffin Contractors, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto **G and D Investment, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of 4222 Old Hickory Blvd Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Amendment to Declaration of Covenants, Conditions and Restrictions for 4222 Old Hickory Blvd Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037301, 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 George R. Wauford, unmarried by Warranty Deed from Juanita Gentry, unmarried of record in Instrument No. 20030820-0120853, Register's Office for Davidson County, Tennessee, dated August 19, 2003 and recorded on August 20, 2003, and re-recorded on November 14, 2003, of record in Instrument No: 20031114-0166474, and Scriveners Affidavit recorded on November 09, 2018, of record in Instrument No: 20181109-0110999, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $30,000.00.)

Being the same property conveyed to Josh Terry, Trustee of The 4222 Old Hickory Trust by Warranty Deed from George R. Wauford, a married man of record in Instrument No. 20181109-0111000, Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 09, 2018. (Value of consideration shown in aforementioned deed $79,100.00.)

Being the same property conveyed to Griffin Contractors LLC, a Tennessee Limited Liability Company by Warranty deed from Amanda Dean, Successor Trustee of the 4222 Old Hickory Trust of record in Instrument No. 20190117-0005109 Register's Office for Davidson County, Tennessee, dated January 10, 2019 and recorded on January 17, 2019. (Value of consideration shown in aforementioned deed $70,000.00.)

Being also known as 4222 Old Hickory Blvd, Units A and B Old Hickory, Tennessee 37138.

**IN WITNESS WHEREOF,** We have hereunto set out hands on this 27th day of September, 2019.

**Griffin Contractors, LLC**

**John Griffin, Member**

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared John Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument as Member of Griffin Contractors, LLC.

Witness my hand and seal this 27th day of September, 2019.

Notary Public

My Commission Expires: Sept. 20, 2022

CARLA R. MELTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**AFFIDAVIT OF CONSIDERATION**

| Name and Address of Property Owner: | Person or Entity Responsible For Payment of Property Taxes: | Map & Parcel Number of Property Transferred: |
|---|---|---|
| G and D Investment, LLC<br>1616 16th Ave. South<br>Nashville, TN 37212 | New Owner | Davidson County:<br>064-09-0-131.00 |

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 27 day of September, 2019.

Notary Public

My Commission Expires:
Sept. 20, 2022

CARLA R. MELTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

## True Copy Certification

I, Bobby Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bobby Taylor

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Pamela P. Waddey, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela P. Waddey

Notary's Signature

My Commission Expires: 8-01-22

Notary's Seal (if on paper)

