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

Karen Johnson Davidson County
Batch# 388827 **DEEDQC**
04/21/2020 09:45:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200421-0041489

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 20 day of April, 2020.

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:
John E. Griffith & Elizabeth J. Griffith
609 Countryside Court
Franklin, TN 37069

Send Tax Bills To:
NEW OWNER

Map-Parcel:
104-15-0-245.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Living Trust Agreement dated November 28, 2018,** 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, husband and wife,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lots on Linden & 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 a portion of the same property conveyed to John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Living Trust Agreement dated November 28, 2018 by Quitclaim deed from John E. Griffith, a/k/a John Griffith and Elizabeth Griffith, husband and wife of record in Instrument No. 20190208-0012158 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 08, 2019

This is improved property also known as: **2313 Sunset Place Nashville, Tennessee 37212.**

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 20 day of April, 2020.

John E Griffith, Trustee,
John E. Griffith, Trustee,
Griffith Family Revocable Living Trust Agreement dated November 28, 2018

Elizabeth J. Griffith, Trustee
Elizabeth J. Griffith, Trustee,
Griffith Family Revocable Living Trust Agreement dated November 28, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John E. Griffith**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Griffith Family Revocable Living Trust under agreement dated November 28, 2018**, and is authorized by the trust document to execute this instrument on its behalf.

This the 20 day of April, 2020.

My Commission Expires: 8.4.20

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth J. Griffith**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Griffith Family Revocable Living Trust under agreement dated November 28, 2018**, and is authorized by the trust document to execute this instrument on its behalf.

This the 20 day of April, 2020.

My Commission Expires: 8.4.20

Notary Public

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