THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd. Ste. 130
Nashville, TN 37215

File 200325387

Karen Johnson Davidson County
Batch# 389248 **DEEDQC**
04/21/2020 11:15:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200421-0041588

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2020.

Notary Public

My Commission Expires: _____

HOLLY DEES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Jake Griffin and Allison O. Griffin 1814 Beechwood Avenue Nashville, TN 37212	New Owner	116-04-0-022.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **William Jake Griffin, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **William Jake Griffin and Allison O. Griffin, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Southerly half of Lot No. 65 on the Plan of Kenner-Mannor Land Companys Second Subdivision of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 65 fronts 50 feet on the westerly side of kenner avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William Jake Griffin by Warranty deed from Jennifer L. Hudson Walker, married F/K/A Jennifer L. Hudson of record in Instrument No. 20140520-0043274 Register's Office for Davidson County, Tennessee, dated May 19, 2014 and recorded on May 20, 2014.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April 2020.

4-16-20

William Jake Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William Jake Griffin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of April 2020.

Notary Public

My Commission Expires: _____