Karen Johnson Davidson County
Batch# 463179 DEEDQC
08/25/2020 10:28:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200825-0096019

THIS INSTRUMENT PREPARED BY:
Charles B. Griffith, Attorney-at-Law
108 Harding Place, Suite 203
Nashville, Tennessee 37205
(615) 457.2931 [telephone]

This instrument was prepared, based solely on information provided by the parties, without counsel as to tax-related matters, or any matters related to Medicaid or TennCare. No title examination has been performed, nor has title insurance been issued. The Preparer of this instrument is not responsible for any matter that could have been resolved or revealed by such due diligence or title examination.

New Owner:	**Send Tax Bills To:**	**Map-Parcel No.:**
Brenda L. Grantham Mark Grantham 71 Lutie Street Nashville, TN 37210	New Owner	MAP NO. 119-6 PARCEL NO. 90

From : Brenda L. Grantham, Grantor
To : Charles B. Griffith, Trustee
AND
From : Charles B. Griffith, Trustee
To : Brenda L. Grantham and Mark Alexander Grantham, as Joint Tenants with Right of Survivorship

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and for the express purpose of making a re-conveyance in order to establish a joint tenancy with right of survivorship, BRENDA L. GRANTHAM ("Grantor," herein) does hereby quitclaim and convey unto CHARLES B. GRIFFITH, to hold as Trustee, and his successors and assigns ("Trustee," herein), the following parcel or tract of land, situate in Davidson County, Tennessee and described further, as follows:

> Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Sterling Subdivision No. 1, of record in Bk. 1424, Pg. 97, Register's Office of said County, described as follows:
>
> Beginning on the southerly margin of Lutie Street at the corner of Lots Nos. 36 and 37; thence with the line between said two lots, southwardly 160 feet; thence eastwardly 60 feet to the westerly margin of Boone Drive; thence with said Drive, northwardly 140 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.4 feet to the southerly margin of Lutie Street; thence with said Street, westwardly 40 feet to the beginning.

BEING improved property commonly known as: 71 Lutie Street, Nashville, Davidson County, TN 37210.

BEING the same property conveyed to Brenda L. Grantham by Quitclaim Deed from Edna M. Grantham, of record as Instrument No. 20071214-0144110, Register's Office for Davidson County, Tennessee.

And this conveyance is made, subject to any and all limitations, restrictions, liens, and encumbrances, affecting the premises.

And now, I, CHARLES B. GRIFFITH, the above-described Trustee, for the sole and express purpose of carrying out the intent of this conveyance, as above stated, do hereby quitclaim and convey unto

BRENDA L. GRANTHAM and MARK ALEXANDER GRANTHAM, to hold as joint tenants with right of survivorship (and not as tenants in common) and their heirs and assigns, forever, the same property hereinabove described and set forth, to which reference is hereby made, said conveyance being made, subject to any and all limitations, restrictions, liens, and encumbrances as may affect the premises.

WITNESS our hands this 25 day of August, 2020.

Brenda L. Grantham

Brenda L. Grantham, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 25 day of August 2020, before me personally appeared BRENDA L. GRANTHAM, the above-named bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who further acknowledged that she did execute the same as and for her own free act and deed, for the purposes therein set forth.

WITNESS MY HAND, at office, this 25 day of August 2020.

Ralph W. Harkey

NOTARY PUBLIC
My Commission Expires:

RALPH W. HARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

Charles B. Griffith

Charles B. Griffith, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 8th day of August 2020, before me personally appeared CHARLES B. GRIFFITH, the above-named bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who further acknowledged that he did execute the same as and for his own free act and deed, for the purposes therein set forth.

WITNESS MY HAND, at office, this 8th day of August 2020.

Claire Petty

NOTARY PUBLIC
My Commission Expires:

CLAIRE PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

ACKNOWLEDGMENT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF _____)

Pursuant to T.C.A. § 67-4-409(a)(4), the actual consideration given for this transfer is $0.00.

Brenda L. Grantham

Brenda L. Grantham, AFFIANT

_____

NOTARY PUBLIC
My Commission Expires: