THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 615919 DEEDQC
04/15/2021 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050519

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Griffin Family Trust 1414 Calvin Avenue Nashville, TN 37206	New Owner	083-09-0-271.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer R. Guckert d/b/a Jennifer Guckert Griffin, a married woman,** by these presents does hereby quitclaim and convey unto **Jennifer Guckert Griffin and Michael Patrick Griffin, co-trustees of the Griffin Family Trust dated December 4, 2020,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, and being known and designated as all of Lot No. 8 on the Plan of Webb and Johnson's Subdivision, as shown on the plat of same of record in Plat Book 57, page 131, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer R. Guckert, an unmarried woman, by deed dated September 8, 2017, and recorded September 13, 2017, from Brett Mansfield and wife, Alissa Mansfield, of record in Instrument Number 20170913-0093748, Register's Office for Davidson County, Tennessee.

Property Address: 1414 Calvin Avenue, Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 6th day of April 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CARMEN COATS My Commission Expires 03-02-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of April, 2021.

Jennifer Guckert Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Guckert Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 6th day of April 2021.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

