AFTER RECORDING RETURN TO:
Armour Settlement Services, LLC
10220 S. Dolfield Road Suite 200
Owings Mills, MD 21117
File No. 21_22649_JUDY

Karen Johnson Davidson County
Batch# 733623 DEEDQC
10/11/2021 11:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211011-0136333

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 070 03 0A 027.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 26 day of July, 2021, by and between **Arlene H. Griffin, an unmarried woman,** a mailing address of 2833 Nocturne Forest Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Arlene H. Griffin, an unmarried woman and ~~Tyson~~ L. Hunter, an unmarried man and Phedra D. Sutton and Jermaine Sutton, a married couple, all as joint tenants with right of survivorship**, a mailing address of 2833 Nocturne Forest Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

AG
Tison

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 2833 Nocturne Forest Drive, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Arlene H. Griffin, from Cumberland Builders, Inc., in a prior Deed recorded under Instrument Number: 20030929-0143565, recorded on 09/29/2003 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Arlene H. Griffin

Arlene H. Griffin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Arlene H. Griffin, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 26 day of July, 2021.

Norman Kantrowitz

Notary Public / TN
My Commission expires: 4.23.2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Arlene H. Griffin
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26 day of July, 2021.

Norman Kantrowitz
Notary Public
My Commission Expires: 4.23.2024

NORMAN KANTROWITZ
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

Name and address for person(s) responsible for taxes:

Arlene H. Griffin and Tyson L. Hunter and Phedra D. Sutton and Jermaine Sutton
2833 Nocturne Forest Drive
Nashville, TN 37207

Name and address of property owner:

Arlene H. Griffin and Tyson L. Hunter and Phedra D. Sutton and Jermaine Sutton
2833 Nocturne Forest Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot 27, on the plan of Nocturne Forest, Phase II, of record as Instrument No. 20000602- 00550004, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property which, by Deed dated September 22, 2003, and recorded on September 29, 2003 among the Land Records of the County of Davidson, State of Tennessee, in Deed Instrument No 20030929- 0143565, was granted and conveyed by Cumberland Builders, Inc unto Arelene H. Griffin.

Parcel ID Number: 070 03 0A 027.00

PROPERTY COMMONLY KNOWN AS: 2833 Nocturne Forest Drive, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Ray Garfinkel, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/26/21 (date of document).

Affiant Signature

Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 26 day of July, 2021.

Amber Harbaugh
Notary's Signature

AMBER HARBAUGH
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
My Commission Expires 8-13-2024

MY COMMISSION EXPIRES: 8-13-24

NOTARY'S SEAL