Karen Johnson Davidson County
Batch# 871337 DEEDQC
06/14/2022 11:41:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20220614-0067564

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JEREMY KAUFMAN
ARMOUR SETTLEMENT SERVICES, LLC
10220 S. DOLFIELD RD., SUITE 200
OWINGS MILLS, MD 21117

22-29157

OWNER (SEND TAX BILLS TO):

ARLENE H. GRIFFIN
TISON L. HUNTER
PHEDRA D. SUTTON
2833 NOCTURNE FOREST DRIVE
NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ARLENE H. GRIFFIN, an unmarried woman, TISON L. HUNTER, an unmarried man, and PHEDRA D. SUTTON and JERMAINE SUTTON, a married couple (herein, "Grantor"), whose address is 2833 Nocturne Forest Drive, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to ARLENE H. GRIFFIN, an unmarried woman, TISON L. HUNTER, an unmarried man, and PHEDRA D. SUTTON, a married woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2833 Nocturne Forest Drive, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2833 Nocturne Forest Drive, Nashville, TN 37207

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 27 day of May, 2022.

[SIGNATURES ON THE FOLLOWING PAGE(S).]

PIN NO: 070 03 0A 027.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Arlene H. Griffin

Arlene H. Griffin

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Arlene H. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of May, 2022

[Affix Notary Seal]

TERRY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Terry Jackson
SIGNATURE OF NOTARY PUBLIC
My commission expires: May 7, 2024

GRANTOR:

Tison L. Hunter

Tison L. Hunter

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tison L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2022.

[Affix Notary Seal]

L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires Nov. 6, 2024

GRANTOR:

Phedra D. Sutton

Phedra D. Sutton

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Phedra D. Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of May, 2022.

[Affix Notary Seal]

SUSAN HELGERMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/17/2024

GRANTOR:

Jermaine Sutton

Jermaine Sutton

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jermaine Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of May, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/17/2024

SUSAN HELGERMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Grantee:

Grantee signature: Arlene H. Griffin

Arlene H. Griffin

Subscribed and sworn to under oath before me, this 27 day of May, 2022 by Arlene H. Griffin.

[Affix Notary Seal]

TERRY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Terry Jackson
SIGNATURE OF NOTARY PUBLIC
My commission expires: May 7, 2024

Grantee:

Grantee signature: Tison L. Hunter

Tison L. Hunter

Subscribed and sworn to under oath before me, this 31st day of May, 2022 by Tison L. Hunter.

[Affix Notary Seal]

L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC

My commission expires: My Commission Expires Nov. 6, 2024

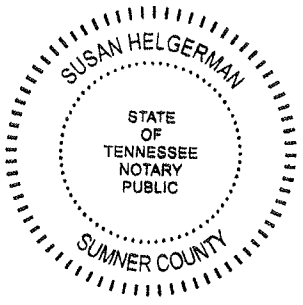
Grantee:

Grantee signature: Phedra D. Sutton

Phedra D. Sutton

Subscribed and sworn to under oath before me, this 27 day of May, 2022 by Phedra D. Sutton.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: 12/17/2024

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.

FOR INFORMATIONAL PURPOSES ONLY
THE improvements thereon being known as 2833 Nocturne Forest Drive, Nashville, TN 37207

Tax ID No. 070 03 0A 027.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Book Instrument No.20211011-0136333 on October 11, 2021.

PIN NO: 070 03 0A 027.00

STREET ADDRESS:

2833 Nocturne Forest Drive, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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 5/27/22 (date of document).

Affiant Signature

5/27/22
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 27 day of May, 2022.

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