QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL ID:
Charles Edward Griffith & Cynthia Foster Griffith, Trustees Griffith Tennessee Community Property Trust 491 Wilson Drive Mt. Juliet, TN 37122	same	10812001800

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

CHARLES EDWARD GRIFFITH, Trustee
Affiant

Subscribed and sworn to before me,
this 21 day of July, 2021.

Elizabeth L. Adams
NOTARY PUBLIC
My Commission Expires: March 19, 2023.

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 887355 DEEDQC
07/12/2022 09:38:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220712-0079793

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, CHARLES EDWARD GRIFFITH, Married, BROOKE LEIGH ST. JOHN, Unmarried, and CYNTHIA FOSTER GRIFFITH, Married, Grantor, by these presents, does hereby quitclaim and convey unto CHARLES EDWARD GRIFFITH AND CYNTHIA FOSTER GRIFFITH AND THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF THE GRIFFITH TENNESSEE COMMUNITY PROPERTY TRUST, dated July 21, 2021, Grantee, their successors and assigns all of their [redacted] interest in and to the following described property lying in Davidson County, Tennessee, bounded and described as follows:

BEING Lot Number 57A on the Plan of Zone Lot Division of Lots 37 & 57 of East Lake Subdivision; Section IV, as of record in Plat Book 5200, Page 579, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot Number 57A Fronts 37.94 feet on the West side of Lakeford Drive and extends back 143.00 feet on the North line and 143.00 feet on the South line to a dead line measuring 37.86 feet thereon.

BEING the same property conveyed to Charles Edward Griffith, Married, Brooke Leigh St. John, Unmarried, and Cynthia Foster Griffith, Married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument Number: 20130701-0067722, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3247 Lakeford Drive, Nashville, Tennessee 37214.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantor has caused his and her name to be affixed hereto on this 21 day of July, 2021.

CHARLES EDWARD GRIFFITH

BROOKE LEIGH ST. JOHN

CYNTHIA FOSTER GRIFFITH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared CHARLES EDWARD GRIFFITH and CYNTHIA FOSTER GRIFFITH with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he and she executed the foregoing instrument for the purposes therein contained as his and her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 21 day of July, 2021.

Notary Public

My Commission Expires: March 19, 2023.

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Manatee

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared BROOKE LEIGH ST. JOHN with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 2 day of June, 2021.

Notary Public

My Commission Expires:

KEREN ROCHA
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION #GG262405
EXPIRES: SEP 26, 2022
Bonded through 1st State Insurance