This Instrument Prepared by:
Jim Terry, Attorney at Law
P. O. Box 31
Andersonville, TN 37705

Karen Johnson Davidson County
Batch# 913069 DEEDQC
09/07/2022 10:46:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220907-0100248

QUITCLAIM DEED
CREATING A TENANCY BY THE ENTIRETY

This conveyance made and entered on the date entered in the notary provision last executed by the Grantor and appearing at the foot of this instrument, by and between **MARK L. GRIFFIN** (hereafter referred to as "**Grantor**"), and ~~**MARL L.**~~ MARK MLG **GRIFFIN and wife, LINDSAY GRIFFIN, as tenants by the entirety,** (hereafter referred to as "**Grantees**").

WITNESSETH:

That for and in consideration of the sum of One ($1.00) Dollar cash in hand paid by the Grantees, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and by these presents does transfer, convey, and forever QUITCLAIMS unto Grantees, their heirs, successors and assigns, all right, title and interest in and to a certain tract or parcel of land situate in Davidson County, Tennessee, and more fully described as follows:

Land in Davidson County, Tennessee, being Building Site #8 also known as Unit #7 on the Plan of Richmeade Place, Section One of record in the Plat Book 4860. Page 44, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

DERIVATION OF TITLE: Being the property conveyed to Mark L. Griffin from Constance A. Smith in Warranty Deed dated March 19, 2019, and recorded on March 20, 2019, in Instrument No. 20190320-0025227 in the Office of the Register for Davidson County, Tennessee.

For prior reference, being the same property conveyed to Constance A. Smith by Warranty deed from Yevgenly Vorobeychik and wife, Polina Vorobeychik of record in Instrument No. 20180614-0057209 Register's Office for Davidson County, Tennessee, dated June 13, 2018, and recorded on June 14, 2018

TAX ASSESSMENT DATA: 104-13-0A-008.00

This is improved property known as: 401 Bowling Avenue, Unit 7, Nashville, TN 37205

THIS DEED WAS PREPARED ACCORDING TO THE DESCRIPTION FROM THE RECORD AND/OR FROM THE DIRECTIONS, METES AND BOUNDS DESCRIPTION, AND OTHER INFORMATION PROVIDED BY THE GRANTOR AND GRANTEE NAMED IN THIS DEED AND THE PREPARER OF THIS DEED MAKES NO REPRESENTATION OF ANY KIND AS TO THE ACCURACY OF THE DESCRIPTION.

FURTHER, this instrument was prepared by Jim Terry, Attorney at Law, without an examination of title unless provided in and certified by a separate document, in which case such title opinion, if any, may only be relied upon by the person(s) or entity to whom it is expressly certified, and is not to be relied upon by any other persons or entitled for any reasons or purposes whatsoever; further, the preparer of this instrument makes no representations of any kind to any person or entity as to the status or quality of title, or as to any restrictions, physical or legal encroachments, zoning, fitness or any particular use, the accuracy of the description, the legal disability or competency of any party to this instrument, lawful access to or easement for the above-described property, or as to any other matters connected with said property. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences connected herewith, and any affected party hereto is advised, prior to closing, to seek the advice of a competent tax attorney or a certified public accountant with respect thereto. The preparer of this instrument has not acted as a settlement or closing agent with respect to this transaction unless same is documented by all customary settlement documents and closing statements, or as may be required in conformity with the law, and as applicable and signed and fully executed by all necessary parties to such transaction.

WITNESS THE SIGNATURE of the Grantor on the date entered in the notary provision appearing below.

By: _____

~~Marl~~L. Griffin

MARK M.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned notary public in and for said county and state, appeared **Mark L. Griffin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing quitclaim deed for the purposes therein contained.

Witness my hand at office this 30 day of August 2022.

Notary Public

My commission expires: 07 06 2026

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF VALUE

STATE OF TENNESSEE)
COUNTY OF _____)

I hereby swear or affirm that the actual consideration for this transfer, or the fair market value of the property transferred, whichever is greater, is $ -0- (exempt pursuant to T.C.A. 67-4-409 (a)(3)(a) which amount is equal to or greater than the amount which the property would command at a fair, voluntary sale.

Affiant _____

Subscribed and sworn to before me this _____ day of _____, 2022.

_____
Notary Public

My commission expires _____

NAMES/ADDRESSES OF PROPERTY OWNERS / SEND TAX BILL TO:
Mark L. Griffin and Lindsay Griffin
401 Bowling Ave, Unit 7
Nashville, TN 37205

TAX ASSESSMENT DATA (Pursuant T.C.A. 66-24-122):
Map and Parcel: 104-13-0A-008.00