Karen Johnson Davidson County
Batch# 913112 DEEDQC
09/07/2022 11:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220907-0100284

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 6th day of September, 2022. Notary Public My Commission Expires:

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03.03.2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael B. Griffin 4210 Hillsboro Pike, Unit 202 Nashville, Tennessee 37215	SAME	131 02 0H 202.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John D. Griffin and wife, Joyce S. Griffin**, hereinafter called the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael B. Griffin**, hereinafter called the Grantees, and the Grantees' heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 6th day of September, 2022.

John D. Griffin

Joyce S. Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Griffin and Joyce S. Griffin, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of September, 2022.

My Commission Expires: _____

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Notary Public

EXHIBIT A

Legal Description

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 202 of the Hillsboro Quarters II Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters II Condominiums, as set out on Exhibit " A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John D. Griffin and wife, Joyce S. Griffin, by deed from Craighead Patten Properties, a Tennessee joint venture composed of Craighead Development, LLC, a Tennessee limited liability company and Patten Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20050602-0062108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed and By-Laws of Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 0050110-0003192 and Instrument No. 20050425-0045365, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been have been assumed by the Grantee.

This is improved property known as 4210 Hillsboro Pike, Unit 202, Nashville, Tennessee 37215.

202209070100284

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 6, 2022

September 6, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of September, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

