QUIT CLAIM DEED	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Affiant *Subscribed and sworn before me this 5th day of September, 2022.* Notary Public My commission expires: 7/3/2023 (Affix Seal)

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

THIS INSTRUMENT PREPARED BY
Teresa M. Morgan, Attorney, 1103 Holly Street, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sharon Ann Griesheimer Jennifer L. Durham 228 West Marthona Drive Madison, TN 37115	Sharon Ann Griesheimer Jennifer L. Durham 228 West Marthona Drive Madison, TN 37115	042 15 0 022.00

THIS CONVEYANCE is made and entered into on this 5th day of September, 2022, between **SHARON GRIESHEIMER and JENNIFER L. DURHAM** (collectively, "Grantor") and **SHARON GRIESHEIMER and JENNIFER L. DURHAM, as joint tenants with rights of survivorship** (collectively, "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

BEING Lots Nos. 81, 82, 83 and 84 of Block "C" on the Map of Marthonna, not of record, described according to a copy of a survey thereof made in December 1937, by J.A. Mefford, Surveyor, as follows:

Said Lots Nos. 81, 82, 83 and 84 adjoin and front together 100 feet on the west side of Marthonna Road West and run back between lines 250 feet to a dead line, measuring 100 feet thereon.

Karen Johnson Davidson County
Batch# 915004 DEEDQC
09/09/2022 02:39:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220909-0101302

Being the same property conveyed to Jerry C. Waller and wife, Betty S. Waller, by Warranty Deed from E.K. Waller, Jr. and wife, Leron S. Waller, as of record in Book 1763, Page 515, Register's Office for Davidson County.

The same Jerry C. Waller died on or about August 28, 2012, still married to Betty S. Waller at the time of his death. Upon his death, the property vested entirely in Betty S. Waller. Betty S. Waller, also known as Bettye Sullivan Waller and Bettye S. Waller, died on or about December 6, 2020. The Last Will and Testament of Bettye S. Waller was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee on March 22, 2022 (Docket No. 21P368). A certified copy of the Last Will and Testament of Bettye S. Waller is of record in Instrument No. 202208296-0097089, Register's Office for Davidson County, Tennessee.

The Last Will and Testament of Bettye S. Waller vests the real property known as 228 West Marthona Road to Sharon Ann Griesheimer and Jennifer L. Durham.

An Executor's Deed of record in Instrument No. 20210406-0044940 is void *ab initio*, as the Last Will and Testament of Bettye S. Waller did not grant the proper authority to the executor to convey real property.

This conveyance is subject to any and all existing covenants, restrictions, and easements of record.

This is property known as 228 West Marthona Drive, Madison, Tennessee 37115.

THIS DEED EXPRESSLY AND INTENTIONALLY ESTABLISHES RIGHTS OF SURVIVORSHIP BETWEEN THE GRANTEES.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

SHARON ANN GRIESHEIMER

JENNIFER L. DURHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, SHARON ANN GRIESHEIMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 5th day of September, 2022.

Notary Public
My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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