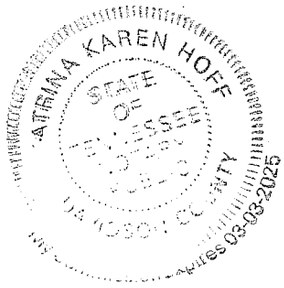
This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature



Subscribed and sworn to before me on this the 30 day of September 2022

Notary Public

My Commission expires 03/03/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Tailah Alicia Janbakhsh, Jerricho Logan Scroggins & B Alicia Griffin
6980 Calderwood Drive,
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 925029 DEEDQC
10/04/2022 11:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221004-0109391

SEND TAX BILLS TO:
Tailah Alicia Janbakhsh, Jerricho Logan Scroggins & B Alicia Griffin
6980 Calderwood Drive,
Antioch, TN 37013
MAP AND PARCEL NUMBER:181-03-0A0117.00-CO

QUITCLAIM DEED

22NT00735

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I/we,

B Alicia Griffin, an unmarried woman

By these presents do remise, release and **QUITCLAIM** unto

Tailah Alicia Janbakhsh, Jerricho Logan Scroggins & B Alicia Griffin, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot 117 on the Plan of Section Five, Indian Creek Estates, a Planned Unit Development, of record in Instrument Number 20030424-0055115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to B. Alicia Griffin, an unmarried woman by warranty deed from Bryan Keith Irvin & Georgina L. Chidlow-Irvin dated 05/19/2022 and recorded 07/06/2022 in as instrument number 20220706-0078083, register's office for Davidson County, Tennessee

This is an improved property commonly known as 6980 Calderwood Drive, Antioch, TN 37013

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

Witness our hands this 25 day of August, 2022

Tailah Alicia Janbakhsh

Tailah Alicia Janbakhsh

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tailah Alicia Janbakhsh,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of August, 2022

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JLS ~~**Jerrico Logan Scroggins**~~ JERRICHO LOGAN SCROGGINS

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jerrico Logan Scroggins,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of August, 2022

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B. Alicia Griffin

B Alicia Griffin

State of TN }

County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **B. Alicia Griffin** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of August, 2022.

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Warner 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 8/25/2022 (date of document).

Affiant Signature

10/4/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of Oct., 2022.

(SEAL)

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kristin James
Notary's Signature
My Commission Expires: