THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 931104 DEEDQC
10/18/2022 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221018-0113710

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

CARLTON MORGAN GRIFFIN, as Affiant

Subscribed and sworn to before me,
this 17th day of October, 2022.

Notary Public
My Commission Expires: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Carlton Morgan Griffin 802 Neartop Drive Nashville, TN 37209	Carlton Morgan Griffin 802 Neartop Drive Nashville, TN 37209	10310011600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **SUSAN GRIFFIN and DONALD WILLIAMS GRIFFIN**, wife and husband (collectively, the "Grantor"), hereby forever quitclaim, release, and convey unto **CARLTON MORGAN GRIFFIN**, an unmarried person, her heirs, successors and assigns (the "Grantee"), all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 23 on the Plan of Brookside Courts, Addition No. 4, Section 3 of record in Book 2083, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlton Morgan Griffin, an unmarried woman, and Susan Griffin and Donald Williams Griffin, wife and husband, as tenants in common, by Warranty Deed dated July 14, 2021 and recorded as Instrument Number 20210716-0095905 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: The Plan, with Owner's Certificate, of record in Book 2083, page 25, said Register's Office, which Plan shows a 30 foot minimum building setback line from Neartop Drive and 10 foot easement for public utility purposes along the rear and the easterly portion of the northerly side line of said lot. And an 8 inch sewer line from the southerly side line and across the rear portion of said lot with a manhole lying therein.

This is improved property known as 802 Neartop Drive, Nashville, TN 37209.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 14th day of October, 2022.

SUSAN GRIFFIN

DONALD WILLIAMS GRIFFIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Griffin and Donald Williams Griffin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of October, 2022.

PAUL C. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 October 17, 2022.

10/18/2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of October, 2022.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

