RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-10882-2022

Karen Johnson Davidson County
Batch# 936860 DEEDQC
11/02/2022 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221102-0118283

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of Oct., 2022

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DEE GILLIAM COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Griffith 1614 Tate Ln Mt. Juliet, TN 37122	Same as Address of New Owner	P/O 090-08-0-161 (PARENT PARCEL)

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **G&W Holdings, LLC, a Tennessee limited liability company ,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Steven R. Griffith, married,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Units A of Homes at 6304 James Court, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-103(B), under Declaration of Covenants, Conditions and Restrictions for Homes at 6304 James Court, of record in Instrument No. 20220818-0093833, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration, together with the percentage interest in the common elements and voting percentages as set forth in Exhibit "B" to said Declaration.

Being a part of the same property conveyed to G&W Holdings, LLC, a Tennessee Limited Liability Company from Jacob M. Welty, Eric J. Bonnichsen and Casey Lee Bonnichsen, by Warranty Deed dated 02/24/2022 and recorded 03/08/2022 in Instrument No. 20220308-0026423, Register's Office of said County.

Being the same property conveyed to Jacob M. Welty, an unmarried man, and Eric J. Bonnichsen, an unmarried man, and Casey Lee Bonnichsen, unmarried man, as joint tenants with rights of survivorship from Tara Deselms Stephens and Kenneth D. Stephens, wife and husband, by Warranty Deed dated 09/27/2019 and recorded 10/01/2019 in Instrument No. 20191001-0099764, Register's Office of said County.

WITNESS MY HAND, this 17th day of Oct, 2022

Grantor

G&W Holdings, LLC,
aTennessee limited liability company

BY: _____
Steven R. Griffith, Manager

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven R. Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager of G&W Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager executed the within instrument for the purposes herein contained by signing the name of the company by the said Steven R. Griffith as such Manager and on the company's behalf and as company's free act and deed.

WITNESS my hand and seal, this 17 day of October, 2022

DAVID P WEBB NOTARY PUBLIC My Comm Exp. 11/16/2022 COUNTY TENNESSEE

_____
Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/17/22 (date of document).

Jennifer L. Pennell

11/2/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of November, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

