Name and Address of New Owner:
Mae Griffin
528 Wesley Ave
Nashville, TN 37207
Send Tax Bills To:
Mae Griffin
528 Wesley Ave
Nashville, TN 37207
This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1010317 DEEDQC
06/01/2023 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041552

Map & Parcel No: 071-08-0-222.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Raymond Griffin, Sr., unmarried man,** "the Grantor," hereby bargain, sell, release, remise, convey and quitclaim unto **Mae Griffin, an unmarried woman,** "the Grantee," the following described real estate and improvements and appurtenances thereto located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Raymond Griffin, Sr. and Mae Griffin, as husband and wife by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development, D.C. of record in Instrument No. 20120330-0026969 Register's Office for Davidson County, Tennessee, dated March 29, 2012 and recorded on March 30, 2012.

This Deed is given pursuant to Divorce Decree and Martial Dissolution Agreement between the parties herein named above in the Fourth Circuit Court for Davidson County, Tennessee in Docket No.22D1596 and Grantor herein makes oath that any liens retained for or in subject property in said Divorce Decree and Marital Dissolution Agreement have been satisfied and that there are no liens retained herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of May, 2023.

Raymond Griffin, SR. (SEAL)
Raymond Griffin, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2023, before me personally appeared Raymond Griffin, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of May, 2023.

M.L Schodroski
Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Andrew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of May, 2023.

M.L Schodroski
Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Tennessee Certification of Elctronic Document

I, Taylor Andersun, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 5/25/2023 (date of document).

Taylor Anderson

Affiant Signature

6/1/2023

Date

State of Tennessee

County of Davidsun

Sworn to and subscribed before me this 1st day of June, 2023.



Notary's Signature

MY COMMISSION EXPIRES: 1-6-2025

NOTARY'S SEAL