Karen Johnson Davidson County
Batch# 1037156 DEEDQC
08/10/2023 03:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230810-0062226

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
Mary Abigail Griffith 2020 Fieldstone Pkwy, Ste 900-344 Franklin, TN 37069	New Owner	117-14-0-131.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **TWO RIVERS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **PINNACLE BANK, A TENNESSEE STATE-CHARTERED BANK, TRUSTEE OF THE IRON HORSE TRUST, as to a 60% undivided interest, and to MARY ABIGAIL GRIFFITH, as to a 40% undivided interest,** hereinafter collectively called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 34 and west one-half of Lot No. 33 on the Map of Part 2 of George Water's Subdivision, as of record in Book 1130, Page 68, Register's Office for said County.
>
> Said Lot No. 34 and part of Lot No. 33 adjoin and front together 90 feet on the south side of Bandywood Road and extends back 293.9 feet on the westerly line and 294.5 feet, on the easterly line to a dead line in the rear, measuring 90.0 feet thereon.
>
> Being the same property conveyed to Two Rivers Holdings, LLC by deed from Ben Griffith dated December 28, 2007, of record in Instrument Number 20080111-0003461, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2207 Bandywood Drive, TN 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the parties and no legal or tax advice was given by the preparer.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of August, 2023.

GRANTOR:

Two Rivers Holdings, LLC
a Tennessee limited liability company

By: William H. Miles, Trustee
Name: WILLIAM H. MILES
Title: Trustee of The Ben O. Griffith December 2007 Family Trust, Class "A" Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **William Miles, Trustee of The Ben O. Griffith December 2007 Family Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is, in his capacity as Trustee, a Class "A" Member of **Two Rivers Holdings, LLC, a Tennessee Limited Liability Company**, the within-named bargainor, and that he, in his capacity as Trustee and Class "A" Member of the within named bargainor, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, having been duly-authorized so to do.

Witness my hand, at office, this 10 day of August, 2023.

Notary Public

My commission expires: 9.21.26

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

202308100062226

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of August, 2023.

GRANTOR:

Two Rivers Holdings, LLC
a Tennessee limited liability company

By: _____
Name: CHARLES B. GRIFFITH
Title: Class "A" Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Charles B. Griffith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Class "A" Member of **Two Rivers Holdings, LLC, a Tennessee Limited Liability Company**, the within-named bargainor, and that in said capacity and having been first duly-authorized so to do, executed the foregoing instrument for and as the act of the said bargainor, for the purposes therein contained.

Witness my hand, at office, this 10 day of August, 2023.

_____
Notary Public

My commission expires: 9.21.26

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of May, 2023.

GRANTOR:

Two Rivers Holdings, LLC
a Tennessee limited liability company

By: _____
Name: MARY ABIGAIL GRIFFITH
Title: Class "A" Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Mary Abigail Griffith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Class "A" Member of **Two Rivers Holdings, LLC, a Tennessee Limited Liability Company**, the within-named bargainor, and that in said capacity and having been first duly-authorized so to do, executed the foregoing instrument for and as the act of the said bargainor, for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2023.

_____
Notary Public

My commission expires: My Commission Expires

January 17, 2027

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ -0-.

_____
AFFIANT

Sworn to and subscribed before me, this 12th day of May, 2023.

_____
Notary Public

My Commission Expires: My Commission Expires

January 17, 2027

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on August 10, 2023

Signature

8/10/2023
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

August 10, 2023
Date

My Commission Expires: 1/20/2025

