QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1048599 DEEDQC
09/11/2023 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230911-0071240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
PATRICIA ANDERSON GRIFFITH	**Same**	
(NAME)	(NAME)	**073-06-0-028.00**
3818 Moss Rose Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **PATRICIA ANDERSON GRIFFITH, AN UNMARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **PATRICIA ANDERSON GRIFFITH, AN UNMARRIED WOMAN, WITH 60% INTEREST, AND ALISSA ELLEN GRIFFITH, AN UNMARRIED WOMAN, WITH 20% INTEREST, AND JOSEPH FRANK PUTNAM, AN UNMARRIED MAN, WITH 20%INTEREST** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 5, RIVERWOOD LAKE SUBDIVISON OF THE NORTH EAST PART OF THE COOPER LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 44, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DECRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA ANDERSON GRIFFITH, AN UNMARRIED WOMAN BY WARRANTY DEED FROM PATRICIA ANDERSON GRIFITH, ALSO KNOWN AS PATRICIA SUE GRIFFITH, OF RECORD IN INSTRUMENT NO.: 20210608-0076670 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 18, 2021 AND RECORDED ON JUNE 8, 2021.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 31 day of August, 2023.

Patricia Anderson Griffith

PATRICIA ANDERSON GRIFFITH

STATE OF California
COUNTY OF Orange

On this 31 day of August, 2023, before me personally appeared PATRICIA ANDERSON GRIFFITH, 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 31 day of August, 2023.

Notary Signature
My commission expires: 12-31-2025

IVAN JACOME
Notary Public - California
Orange County
Commission # 2388892
My Comm. Expires Dec 31, 2025

California Notarial
Loose Certificate
attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate, verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On Thursday, August 31, 2023 before me, Ivan Jacome, Notary Public, personally appeared
Patricia Anderson Griffith
Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument and acknowledged to me that she executed The same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws Of the State of California that the foregoing paragraph is True and correct.

WITNESS my hand and official seal.

IVAN JACOME
Notary Public - California
Orange County
Commission # 2388892
My Comm. Expires Dec 31, 2025

Signature _____

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: August 31, 2023 Number of Pages. 2

Signer(s) Other Than Named Above: None

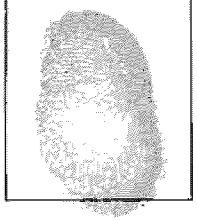
Capacity(ies) Claimed by Signer(s)

Signer's Name: Patricia Anderson Griffith

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Certificate of Authenticity

I, Jamika Jones, 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 **8/31/2023**.

Jamika Jones

Affiant Signature

9/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

11th day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

