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

VERONICA LYNN NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1064050 DEEDQC
10/23/2023 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231023-0082973

STATE OF TENNESSEE
COUNTY OF WILSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF OCTOBER 2023.

V. Norris
NOTARY PUBLIC

My commission expires: 7.22.2025

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
G&W Holdings, LLC P.O. Box 1955 Mt. Juliet, TN 37121	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, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Steven R. Griffith, married ,** hereinafter called the Grantor, has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **G&W Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, 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 the same property conveyed to Steven R. Griffith, from G&W Holdings, LLC, a Tennesses limited liability company by Quitclaim Deed dated October 17, 2022 and of record in Instrument No. 20221102-0118283 in the Office of the Davidson County Register of Deeds.

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.

This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY HAND, this 18 day of October, 2023.

Grantor

Steven R. Griffith

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 that he executed the within instrument for the purposes herein contained.

WITNESS my hand and seal, this 18th day of October, 2023.

V. Norris
Notary Public

Veronica Norris
Printed Notary Name

My commission expires: 7.22.2025

VERONICA LYNN NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 Oct 18, 23 (date of document).

Jennifer L. Pennell

Oct 23, 23

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this Oct day of 23, 2023.

Notary Signature

My Commission Expires: _____

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026