THIS INSTRUMENT PREPARED BY:

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Karen Johnson Davidson County
Batch# 1105306 DEEDQC
02/28/2024 01:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240228-0013667

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 27th day of February 2024.

Notary Public

My Commission Expires:

JULIA C. HUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(5)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
Jan Gatlin, Executor of Estate of Deborah Ann Griffin 3008 Sweethome Road Chapmansboro, TN 37035	-SAME-	171-03-0-B 052.00C0

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jan Gatlin, Administrator, d.b.n. of the Estate of Nancy C. Griffin, deceased** (the "decedent"), who died on January 3, 2019, in connection with the distribution of the intestate estate of the decedent, hereby releases, remises and quitclaims unto **Jan Gatlin, Executor of the Estate of Deborah Ann Griffin**, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land

in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27 day of February, 2024.

Jan Gatlin, Administrator, d.b.n.
Estate of Nancy C. Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Gatlin, Administrator, d.b.n., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2024.

Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 85 **[sic]** on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg of record in Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The subject property is Unit No. 18, not Unit No. 85.

Being the same property conveyed to Nancy C. Griffin by deed from Radnor Homes, Inc. of record in Book 10471, page 107, Register's Office for Davidson County, Tennessee.

Nancy C. Griffin died intestate on January 3, 2019. The sole heir-at-law of Nancy C. Griffin was Deborah Ann Griffin as evidenced by a certain Affidavit of Heirship of record as Instrument No. 20240228-0013595, Register's Office for Davidson County, Tennessee.

This is improved property known as 641 Old Hickory Boulevard, Unit 18, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 27, 2024.

2/27/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of February, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

