G#37369-2

BOX #14

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-682

Karen Johnson Davidson County
Batch # 1157357 DEEDWARR
07/12/2024 10:09:40 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20240712-0052458

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHT THOUSAND AND 00/100 DOLLARS ($308,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JOHN E. GRIFFITH AND ELIZABETH J. GRIFFITH, TRUSTEES OF GRIFFITH FAMILY REVOCABLE LIVING TRUST DATED NOVEMBER 28, 2018 ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto SCOTT A. QUARLES, unmarried man, his heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Brook-View Estates, Section 2, of record in Plat Book 4460, Page 163, as amended in Book 5023, Page 208, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being part of the same property conveyed to John E. Griffith and Elizabeth J. Griffith, Trustees, Griffith Family Revocable Living Trust Agreement, dated November 28, 2018, by deed from John E. Griffith a/k/a John Griffith and Elizabeth Griffith, husband and wife, dated February 7, 2019, and of record in Instrument No. 20190208-0012158, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Amelia Court.
>
> 2. All matters shown on plat of record in Book 4460, Page 163, and as amended in Book 5023, Page 208, both in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real

property taxes for the tax year 2024 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's successors and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2024.

GRIFFITH FAMILY REVOCABLE LIVING TRUST dated November 28, 2018

By: John E Griffith Trustee.
John E. Griffith, Trustee

By: Elizabeth J. Griffith, Trustee
Elizabeth J. Griffith, Trustee

STATE OF COLORADO
COUNTY OF ~~DENVER~~ ARAPAHOE
Yes

Before me personally appeared John E. Griffith and Elizabeth J. Griffith, Trustees of GRIFFITH FAMILY REVOCABLE LIVING TRUST dated November 28, 2018, 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 and official seal at office in said County this 9th day of July, 2024.

Lawrence Edward Sims
NOTARY PUBLIC

My commission expires: April 10, 2026

[AFFIX SEAL]

LAWRENCE EDWARD SIMS
Notary Public
State of Colorado
Notary ID # 20184015714
My Commission Expires 04-10-2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $308,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of July, 2024.

NOTARY PUBLIC

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 12/14/24

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Map & Parcel No: 162-10-0-159.00

ADDRESS OF NEW OWNERS:
SCOTT A. QUARLES
504 Amelia Court
Antioch, TN 37013

SEND TAX BILLS TO
Guaranteed Rate, Inc.
4044 N Lincoln Ave #324
Chicago, IL 60618