Karen Johnson Davidson County
Batch# 1224984 DEEDQC
01/09/2025 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250109-0002081

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} actual consideration or value, whichever is greater for this transfer is $0.00. The Affiant Subscribed and sworn to before me This 10 day of December, 2024. Notary Public My Commission Expires: 05-08-28

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Address New Owners as:	Tax Bill To:	Map / Parcel
Living Development Concepts, Inc. 3250 Dickerson Pike Ste. 212 Nashville, TN 37207	**New Owner**	**093 12 0 091 .00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Todd Griffin**, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Living Development Concepts, Inc.** (hereinafter referred to as "Grantees"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

> **Land in Davidson County, Tennessee, being Lot no. 38 on the Map of Maury and Caliborne's Plan, of record in book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.**
>
> **Said Lot No. 38 fronts 35 feet on the southerly side of Hermitage Avenue, or Lebanon Road, and runs back between parallel lines 165 feet to an alley.**

Being the same property conveyed to Billie W. Rickles by Warranty Deed from William G. Wallis and wife, Ruth W. Wallis and Bank of Commerce, Woodbury, Tennessee of record in Book 9462, Page 553, Register's Office for said County.

The improvements on the above described property are being sold in "as is" condition.

This is improved property known as 169 Hermitage Avenue, Nashville, TN 37210.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 10th day of December 2024.

Grantor:

Todd Griffin

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Todd Griffin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson Co., Tennessee, this 10th day of December, 2024.

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

Certificate of Authenticity

I, Robert J. Notestine III, 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 12/10/24.

AFFIANT SIGNATURE

12/10/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 10th day of December, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 05-08-28

Notary's Seal:

