Karen Johnson Davidson County
Batch# 1252568 DEEDQC
03/27/2025 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250327-0022997

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 14th day of March, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Meredith Meacham Griffith, Trustee 216 Lynwood Blvd. Nashville, TN 37205	SAME	11607005700

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Meredith Meacham Griffith**, hereinafter called

the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Meredith Meacham Griffith, Trustee of the Fortitude Family Revocable Trust, established by the Revocable Trust Agreement of Meredith Meacham Griffith dated March 14, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 14th day of March, 2025.

Meredith Meacham Griffith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 14th day of March, 2025.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being a portion of the public right of way closed by Ordinance of the City of Belle Meade as Ordinance No. 90-11, and being more particularly described as the westerly 25 feet of DuPont Avenue, which was closed by Ordinance No. 90-11 by the City of Belle Meade, which portion of the said DuPont Avenue extends along the easterly border of the Grantee's property.

Being the same property conveyed to Meredith Griffith by deed from John G. Thompson, Jr. and Gail N. Thompson of record in Instrument No. 20050216-0017792 in the Register's Office for Davidson County, Tennessee.

Meredith Meacham Griffith and Meredith Griffith are one and the same person.

This is improved property known as 216 Lynwood Blvd., Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 3/14/25.

3/27/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of March, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

