AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3465651

Karen Johnson Davidson County
Batch# 1280208 DEEDQC
06/02/2025 10:58:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250602-0043068

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 043 06 0 040.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 19 day of May, 2025, by and between **Abel Munoz, a single man** and **Graham Griffith, a single man, as tenants in common with the right of survivorship,** residing at 601 Fedders Drive, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Graham Griffith, a single man,** residing at 601 Fedders Drive, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 601 Fedders Drive, Nashville, TN 37115

Being the same property as conveyed from Tyler Jacob Soifer, unmarried to Abel Munoz, a single man, and Graham Griffith, a single man, as tenants in common with the right of survivorship as set forth in Deed Instrument #20200629-0070308 dated 06/25/2020, recorded 06/29/2020, DAVIDSON County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Abel Munoz

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Abel Munoz** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Brooklyn, NY, this 19 day of May, 20 25

Notary Public

My Commission expires: 10/26/27

COLLEEN B DROZD
NOTARY PUBLIC, STATE OF NEW YORK
REG. NO. 01DR0014951
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES 10/26/2027

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Graham Griffith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Graham Griffith** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison, TN, this 19 day of May, 2025

Kimberly Kronick-Worrall
Notary Public

My Commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: GRAHAM GRIFFITH

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 19 day of May, 2025

Notary Public
My Commission Expires: 07/03/2028

Name and address for person(s) responsible for taxes:

Graham Griffith
601 Fedders Drive
Nashville, TN 37115

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Name and address of property owner:

Graham Griffith
601 Fedders Drive
Nashville, TN 37115

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Abel Munoz

STATE OF New York
COUNTY OF Kings

Subscribed and sworn to before me this 19 day of May, 2025.

Notary Public
My Commission Expires: 10/26/27

Name and address for person(s) responsible for taxes:

Graham Griffith
601 Fedders Drive
Nashville, TN 37115

Name and address of property owner:

Graham Griffith
601 Fedders Drive
Nashville, TN 37115

COLLEEN B DROZD
NOTARY PUBLIC, STATE OF NEW YORK
REG. NO. 01DR0014951
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES 10/26/2027

EXHIBIT A
LEGAL DESCRIPTION

The following described property located in the County of Davidson:

Land in Davidson County, being Lot No. 34 on the Plan of Madison Park, Section 2 of record in Plat Book 3106, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 75.0 feet on the Northerly side of Fedders drive and extends back between lines 130.0 feet on the Westerly line and 132.47 feet on the Easterly line, to a dead line on the rear measuring 75.04 feet thereon.

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Being the same property as conveyed from Tyler Jacob Soifer, unmarried to Abel Munoz, a single man, and Graham Griffith, a single man, as tenants in common with the right of survivorship as set forth in Deed Instrument #20200629-0070308 dated 06/25/2020, recorded 06/29/2020, DAVIDSON County, TENNESSEE.

Property commonly known as: 601 Fedders Drive, Nashville, TN 37115

Tennessee Certification of Electronic Document

I, Jackie Erickson, 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 5/19/25 (date of document).

Affiant Signature

5.22.2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22nd day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-02-2028

NOTARY'S SEAL

Commonwealth of Pennsylvania · Notary Seal
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires November 2, 2028
Commission Number 1386281

3446451
Deed