Karen Johnson Davidson County
Batch# 1281936 DEEDQC
06/06/2025 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20250606-0044589

THIS DOCUMENT PREPARED BY

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Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $600,000.00.

Laurie Warf Griffin
AFFIANT

Subscribed and sworn to before me this 4th **day of June, 2025.**

Notary Public

My Commission Expires:_____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
Laurie Warf Griffin, Trustee 5400 Granny White Pike Brentwood, Tennessee 37027	-SAME-	145 14 0A 002.00 CO

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, **Teresa Ann Warf Walkup, Trustee of the TWW Family Trust**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest, consisting of an undivided one-half (1/2) tenant in common 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 **Laurie Warf Griffin, Trustee of the Laurie Warf Griffin Trust,** 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 our hands this the 4th day of June, 2025.

TWW FAMILY TRUST

By: _____
Teresa Ann Warf Walkup, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Ann Warf Walkup, Trustees of the TWW Family Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of June, 2025.

My Commission Expires: _____

_____
Notary Public

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Description

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

A tract of land in the 7th, formerly 11th, Civil District of said County, being known as Lot No. 5 on the Map of the Subdivision of the property of Robert H. DeMoss, being a subdivision of a 69 acre tract, not of record, and described according to a survey thereof made April 30, 1947, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center line of Granny White Pike, the common corner of Lots 4 and 5 of said DeMoss subdivision; thence with the line between said lots, South 76 degrees 42' east, 519.9 feet to a point; thence South 5 degrees 03' west, 202.3 feet to the corner of Lots 5 and 6; thence with the line between said lots, North 76 degrees 42' west, 549 feet to the center line of Granny White Pike; thence with the center line of same, North 13 degrees 18' east, 200 feet to the POINT OF BEGINNING, containing 2.47 acres more or less.

Being the same property conveyed to Laurie Warf Griffin, Trustee of the Laurie Warf Griffin Trust, consisting of an undivided one-half (1/2) tenant in common interest, and Teresa Ann Warf Walkup, Trustee of the TWW Family Trust, consisting of an undivided one-half (1/2) tenant in common interest, by deed from Teresa Ann Warf Walkup and/or Laurie Jan Warf Griffin, Trustees of the Mary Dale Warf Living Trust, established by the Revocable Trust Agreement of Mary Dale Warf dated January 12, 2024, of record as Instrument No. 20250605-0044220, Register's Office for Davidson County, Tennessee.

Laurie Jan Warf Griffin and Laurie Warf Griffin are one and the same person.

This is improved property known as 5402 Granny White Pike, 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 **June 4, 2025**.

June 6, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **6th** day of **June**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

