This Instrument Prepared By: Joe Weyant, Esq., P.O. Box 120656, Nashville, TN 37212

QUIT CLAIM DEED

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR, WALTER ALLEN GRIGGS, a resident of Davidson County, Tennessee, does hereby transfer and convey unto EDWARD JOE GRIGGS, GRANTEE, all of GRANTOR'S right, title, and interest in the following described real estate in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 190, on the Plan of Sterling Heights, Section V, of record in Book 1835, Page 37, Register's Office for said County.

Said Lot fronts 110 feet on the southeasterly side of Jonell Drive and runs back between lines, 165.6 feet on the northeasterly line and 160.6 feet on the southwesterly line, to a dead line in the rear, measuring 22 feet thereon.

This being the same property conveyed to the now deceased Walter L. Griggs, Jr., and Wife, Geraldine J. Griggs, by Warranty Deed, dated September 21, 1962, and of record at Instrument No. 00003434-0000553, Register's Office for Davidson County, Tennessee.

Reference is also made to an Affidavit of Heirship, dated April 11, 2025, and of record in the Register's Office for Davidson County, Tennessee, at Instrument No. 20250411-0027398.

Map & Parcel No. 119 / 02 / 0 / 226.00.

GRANTOR transfers all of GRANTOR'S right, title, and interest in said real estate, and any and all improvements thereon, unto the GRANTEE, EDWARD JOE GRIGGS, his heirs and assigns forever.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this Quitclaim Deed of realty on this the 9 day of June, 2025.

Karen Johnson Davidson County
Batch # 1283829 DEEDQC
06/10/2025 01:09:19 PM 2 pgs
Fees: $13.00 Taxes: $222.00
20250610-0045576

WALTER ALLEN GRIGGS, GRANTOR

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 9 day of June, 2025, personally appeared before me, WALTER ALLEN GRIGGS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained, and as his own free act and deed.

Witness my hand, at office, this 9th day of June, 2025.

NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: March 8, 2026

ADAM BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson COUNTY

I or we swear or affirm that the actual consideration of the transfer or the value of the property transferred, whichever is greater, is $ 60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to, and subscribed before me, this the 9th day of June, 2025.

NOTARY PUBLIC/OFFICIAL

ADAM BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF OWNER:

Mr. Edward Joe Griggs, et al.
69 Jonell Drive
Nashville, TN 37204

PERSON RESPONSIBLE FOR TAXES:

SAME / OWNER