Karen Johnson
Batch # 1306061
08/05/2025 10 20 05 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250805-0062005

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 4 day of ~~July~~ August, 2025

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Virginia King Griffith and Margaret Morley Springer 110 31st Ave. N, #203 Nashville, TN 37203	New Owner	Map/Parcel: 104-02-4C-009.00-CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ROLF PARKER GRIFFITH, JR., Trustee of the Rolf Parker Griffith, Jr. Living Trust, dated August 16, 2016** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **VIRGINIA KING GRIFFITH and MARGARET MORLEY SPRINGER, as joint tenants with rights of survivorship** (hereinafter collectively referred to as the "Grantee"), their heirs, beneficiaries and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 110 31st Ave. N., Unit 203, Nashville, Tennessee 37203.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of July, 2025.

GRANTOR:
ROLF PARKER GRIFFITH, JR. LIVING TRUST

Rolf Parker Griffith, Jr., its Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rolf Parker Griffith, Jr., with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Rolf Parker Griffith, Jr. Living Trust, and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 29 day of July, 2025.

Notary Public

ASHLEIGH MARIE HEINZ
Notary Public
Alabama State at Large
My Commission Expires Jun 25, 2028

My Commission Expires: June 25, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 203, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 72 and 107, and Storage Space Number P1-2, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Rolf Parker Griffith, Jr.. Trustee of the Rolf Parker Griffith, Jr. Living Trust dated August 16, 2016, by Quitclaim Deed from Rolf Parker Griffith, and his spouse, Virginia Griffith, dated May 3, 2017 and recorded in Instrument No. 20170607-0056797, Register's Office for Davidson County, Tennessee. Rolf Parker Griffith and Rolf Parker Griffith, Jr. are one and the same person, as is Virginia Griffith and Virginia King Griffith referenced herein.