QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1307117 DEEDQC
08/11/2025 09:11:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250811-0063362

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.19.27
(AFFIX SEAL)

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monique Griffin, Trustee of the Monique Griffin Revocable Trust	New Owner	161-1-A-50 CO
(NAME)	(NAME)	
807 Barrington Place Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Monique Griffin, Trustee of the Griffin Family Trust under the Will of Roger Griffin, dated September 2, 2003, ("Grantor")**, does hereby release, quit claim and convey unto **Monique Griffin, Trustee of the Monique Griffin Revocable Trust U/A dated August 5, 2025, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Being Unit No. 5316-#6 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, Page 75, et. seq., said Register's Office.

Being the same property conveyed to Monique Griffin, Trustee of the Griffin Family Trust under the Will of Roger Griffin, dated September 2, 2003, by deed from Monique Griffin, Executrix of the Estate of Roger Griffin, of record as Instrument No. 20060627-0076518, said Register's Office.

This is improved property known as 5316 Edmondson Pike, Unit 6, Nashville TN 37211.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS OUR HANDS this 5 day of August, 2025.

Monique Griffin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5 day of August, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Monique Griffin**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Notary Public

Commission expires: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON