QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL ID
Charles Edward Griffith & Cynthia Foster Griffith, Trustees Griffith Tennessee Community Property Trust 491 Wilson Drive Mount Juliet, TN 37122	same as new owner	076-05-0-030.00

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone 615-293-5598 - Fax 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration for this transfer is $-0-)

Cynthia Foster Griffith)
CYNTHIA FOSTER GRIFFITH, Trustee,)
Affiant)

Subscribed and sworn to before me,)
this 15 day of August, 2025.)

NOTARY PUBLIC)
My Commission Expires 05/01/2027)

FALECIA R. MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1312923
08/21/2025 08 04 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250821-0066798

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, CYNTHIA F. GRIFFITH, a married woman, and BROOKE LEIGH ST. JOHN, a single woman, as joint tenants with right of survivorship, Grantor, by these presents, does hereby quitclaim and convey unto CHARLES EDWARD GRIFFITH AND CYNTHIA FOSTER GRIFFITH AND THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF THE GRIFFITH TENNESSEE COMMUNITY PROPERTY TRUST, dated July 21, 2021, Grantee, their successors and assigns all of their right, title and interest in and to the following described property lying in Davidson County, Tennessee, bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

BEING the same property conveyed to Cynthia F. Griffith, a married woman, and Brooke Leigh St. John, a single woman, as joint tenants with right of survivorship, by deed from Christopher W. Dalton and Amanda N. Dalton, husband and wife, of record in Instrument Number: 20230320-0019584, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4932 Leesa Ann Lane, Hermitage, TN 37076.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 15 day of August, 2025.

CYNTHIA F. GRIFFITH

BROOKE LEIGH ST. JOHN

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **CYNTHIA F. GRIFFITH** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15 day of August, 2025

My Commission Expires. 05/01/2027

Notary Public

FALECIA R. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **BROOKE LEIGH ST. JOHN** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15 day of August, 2025.

My Commission Expires. 05/01/2027

Notary Public

FALECIA R. MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY