Karen Johnson
Batch # 1330426
10/06/2025 09 05 57 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251006-0079378

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp Apnl 14, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 25th day of September 2025.

Notary public

My commission Expires: 04/14/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
John and Stefanie Griffin Living Trust Douglas Griffin 607 Roanoke Place Franklin, Tennessee 37064	John and Stefanie Griffin Living Trust Douglas Griffin 607 Roanoke Place Franklin, Tennessee 37064	161-11-0-A 061.00 CO

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John E. Griffin does hereby quitclaim, transfer and convey unto John E. Griffin and Stefanie A. Griffin, Trustees and John E. Griffin and Stefanie A. Griffin, Tennessee Qualified Trustees of the John and Stefanie Griffin Living Trust dated September 25, 2025, all of his 50% interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows in "Exhibit A."

Being the same property conveyed to John E. Griffin and Douglas A. Griffin, tenants in common, from John A. Griffin, unmarried, by Quitclaim Deed, dated July 2, 2014 and recorded on July 2, 2014, as Document No. 20140702-0058271, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 403 Huntington Ridge Drive, Nashville, Tennessee 37211

Witness my hand this 25th day of September, 2025.

John E. Griffin, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, John E. Griffin, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, September 25, 2025.

[Seal]

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert, Notary Public
My commission expires: 04/14/2029

Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 61, Huntington Ridge Townhomes, of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.