Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Deborah Rose Adams and Laura Ann Grifka
Address: 700 Ronnie Rd.
Madison
State: TN Zip Code: 37115

Map and Parcel ID #: 042-07-0-025.00

Karen Johnson Davidson County
Batch# 1343584 DEEDQC
11/12/2025 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251112-0089916

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Deborah Rose Adams and Laura Ann Grifka, a married couple, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim Laura Ann Grifka and Deborah Rose Adams, Trustees, or their successors in interest, of the Adams Grifka Family Trust dated July 24, 2025, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No.113 on the Plan of Madison Meade, Section Two, note recorded, and described according to a survey by James A. Hamilton, Jr., Surveyor, dated March 23, 1963, and a more recent Survey Made by Harvey Gee, dated March 29, 1966, as follows:

Beginning to a concrete monument in the easterly margin of Ronnie Road, near the intersection of said Road and Nesbitt Lane (Proposed); thence with said margin of said Road North 5 degrees 00 minutes West 224.0 feet to a point; thence leaving said Road, North 85 degrees East 180 feet to a point; thence South 16 degrees 00 minutes East 264.17 feet to a point in the northerly margin of Nesbitt Lane (Proposed); thence with said margin of said Lane and with an arc having a radius of 375.0 feet, Northwesterly 133.73 feet to a concrete monument in said margin of said Lane; thence continuing with same North 85 degrees 38 minutes West 77.55 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve, Northerly 35.18 feet to a concrete monument, the point of beginning.

Being the same property conveyed to Taft G. Laster and wife, Anita D. Laster by Warranty Deed from Kelly T. Degnan aka Joan Kelly T. Degnan and Kerry T. Stanfill aka Kerry Frances Stanfill of record in Instrument No. 20160210-0012880 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 10, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 700 Ronnie Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Being same property conveyed in Instrument 20241210 0095656

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Grantor's Signature

Laura Ann Grifka
Grantor's Name

Grantor's Signature

Deborah Rose Adams
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Ann Grifka and Deborah Rose Adams whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of October, 2025.

MARY ELIZABETH AUSTIN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Mary Elizabeth Austin
Notary Public

My Commission Expires: 7-6-26

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 29 day of October, 2025.

MARY ELIZABETH AUSTIN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Mary Elizabeth Austin
Notary Public

My Commission Expires: 7-6-26

Tennessee Certification of Electronic Document

I, Katherine Stauffer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/29/25 (date of document).

Affiant Signature

11/11/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

