Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson
Batch # 1372699
01/22/2026 04:15:23 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260122-0005526

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Robert J. Griesinger, aka Robert Griesinger, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, does hereby quit claim and convey, unto Robert J. Griesinger and Allyson R. Mann, as Trustees of the The Sunflower Seeds Family Living Trust 2026, dated January 14, 2026 (Collectively herein "Grantee") or their successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of A.W. Hooker's Addition to East Nashville, of record in Book 57, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the easterly side of McFerrin Avenue and runs back between parallel lines, along the north margin of an alley, 150 feet to another alley in the rear.

BEING the same property conveyed to Robert Griesinger, an unmarried man, from Margaret Washington, Dorothy Chafin, and Janice Hamer, Grantors, by Warranty Deed on January 22, 2018, and recorded on January 24, 2018, Instrument No. 20180124-0007386, Register's Office, Davidson County, Tennessee.

This is improved property, known as 901 Mcferrin Avenue, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 14th day of January, 2026.

Grantor:

Robert J. Griesinger, aka Robert Griesinger

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Robert J. Griesinger and Allyson R. Mann, as Trustees of The Sunflower Seeds Family Living Trust 2025, 901 Mcferrin Avenue, Nashville, TN 37206	Robert J. Griesinger and Allyson R. Mann, as Trustees of The Sunflower Seeds Family Living Trust 2025, 6339 Charlotte Pike #580, Nashville, TN 37209	**082-04-0, 399.00**

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert J. Griesinger and Allyson R. Mann to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 14 day of January, 2026.

Notary Public

My Commission Expires: 07/03/2028

GRANT LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Robert J. Griesinger and Allyson R. Mann, as Trustees of The Sunflower Seeds Family Living Trust 2025, dated 01/14, 2025.
Address: 901 Mcferrin Avenue, Nashville, TN 37206.

Grantee:

Robert J. Griesinger, as Trustee of The Sunflower Seeds Family Living Trust 2025, dated January 14, 2026.

Allyson R. Mann, as Trustee of The Sunflower Seeds Family Living Trust 2025, dated January 14, 2026.

Subscribed and sworn to before me this 14th day of January, 2026.

Notary Public:

My Commission Expires: 07/03/2028

GRANT LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY