Karen Johnson
Batch # 1376929
02/06/2026 10:19:12 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260206-0008677

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 5th day of ~~January~~ Feb, 2026. Notary Public My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Virginia K. Griffith, Trustee 432 Echols Avenue SE Huntsville, Alabama 35801-3135	New Owner	Map/Parcel: 104-02-4C-009.00-CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **VIRGINIA KING GRIFFITH and MARGARET MORLEY SPRINGER, as joint tenants with rights of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to the **VIRGINIA K. GRIFFITH REVOCABLE TRUST, dated November 7, 2023** (hereinafter referred to as the "Grantee"), its beneficiaries and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto.

This is improved property known as: 110 31st Ave. N., Unit 203, Nashville, Tennessee 37203.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of ~~January~~ Feb, 2026.

GRANTOR:

Virginia King Griffith

Virginia King Griffith

Margaret Morley Springer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia King Griffith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3 day of ~~January~~ Feb 3rd, 2026.

Notary Public Jason Sullivan

My Commission Expires: 01-27-2029

JASON RAY SULLIVAN
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 01-27-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Morley Springer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of February ~~January~~, 2026.

Notary Public

My Commission Expires:
□

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 203, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers 72 and 107, and Storage Space Number P1-2, which are

Being the same property conveyed to Virginia King Griffith and Margaret Morley Springer by Quitclaim Deed from Rolf Parker Griffith, Jr.. Trustee of the Rolf Parker Griffith, Jr. Living Trust dated August 16, 2016, dated August 4, 2025 and recorded in Instrument No. 20250805-0062005, Register's Office for Davidson County, Tennessee. Virginia K. Griffith and Virginia King Griffith are one and the same person as referenced herein.