Karen Johnson Davidson County
Batch # 1381591 DEEDQC
02/17/2026 09:25:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260217-0012128

Prepared by and Returnable to:
Katie M. Zipper, Esq.
Zipper Law, PLLC
217 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Patrick J. Griffith 2752 Rock Wall Road Nashville, TN 37221	New Owner	103-06-0-231.00
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Brittney Testerman Griffith v. Patrick Griffith**, Williamson County Chancery Court, Case No. 25CV-54437H. Accordingly, **Brittney T. Griffith (a/k/a Brittney Testerman Griffith)**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Patrick J. Griffith (a/k/a Patrick Griffith),** his heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Brookside Court of record in Plat Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 70 feet on the Easterly side of Knob Road and runs back 219.74 feet on the Northerly line and 219.23 feet on the Southerly line to a line in the rear which measures 70 feet.

Being the same property conveyed to Brittney T. Griffith and Patrick J. Griffith, wife and husband, by Warranty Deed from William Joseph Smith, II and wife, Patricia S. Smith, dated August 14, 2019, and recorded on August 16, 2019, in Instrument No. 20190816-0082432, Register's Office for Davidson County, Tennessee.

This is improved property known as 5523 Knob Road, Nashville, Tennessee 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of January, 2026.

Grantor:

BRITTNEY T. GRIFFITH
(a/k/a Brittney Testerman Griffith)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **BRITTNEY T. GRIFFITH (a/k/a Brittney Testerman Griffith)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2026.

Katie M. Zipper
NOTARY PUBLIC

My commission expires: 10/21/28

KATIE M. ZIPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled **Brittney Testerman Griffith v. Patrick Griffith**, Williamson County Chancery Court, Case No. 25CV-54437H, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 22nd day of January, 2026.

Katie M. Zipper
NOTARY PUBLIC

My Commission Expires: 10/21/28

KATIE M. ZIPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY