This document was prepared by:
Ronald H. Bice, Jr., Attorney
203 Deerfield Lane
Franklin, TN 37069

Karen Johnson Davidson County
Batch # 1391292 DEEDQC
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Fees: $12.00 Taxes: $0.00
20260310-0019105

EXECUTOR'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
Ronald H. Bice, Jr. Trustee Richard Lynn Griffin Family Trust 203 Deerfield Lane Franklin, TN 37069	SAME	Map: 90-16 Parcel: 46.00

THAT FOR AND IN CONSIDERATION OF THE SUM OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, RONALD H. BICE, JR., Executor of the Estate of Richard Lynn Griffin, by these presents do hereby quitclaim, transfer and convey unto RONALD H. BICE, JR., TRUSTEE OF THE RICHARD LYNN GRIFFIN FAMILY TRUST, his representatives, successors and assigns, all my right, title and interest that I may have in and to the following described tract of land in Davidson County, Tennessee:

BEING Lot No. 40 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, page 3, Register's Office for said County.

Said Lot No. 40 fronts 75 feet on the southeasterly side of American Road and extends back 152 feet on the northwesterly line and 150.8 feet on the southeasterly line to dead line, measuring 68 feet thereon.

BEING the same property conveyed to RICHARD LYNN GRIFFIN by Quitclaim Deed from VIRGINIA H. GRIFFIN, recorded on November 5, 2018, by Instrument No. 20181105-0109162, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 545 American Road, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whicheyer is greater, for this transfer is $ -0-.
Subscribed and sworn to before me, this the 10th day of March, 2026.

Ronald H Bice J
AFFIANT

Carribean Stokes
NOTARY PUBLIC

My Commission Expires: May 8, 2029

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

CARRIBEAN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2029

Witness my hand this 10th day of March, 2026.

Ronald H Bice J
RONALD H. BICE, JR., EXECUTOR OF THE
ESTATE OF RICHARD LYNN GRIFFIN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Carribean Stokes, a Notary Public in and for said County and State, the within named, RONALD H. BICE, JR., Executor of the RICHARD LYNN GRIFFIN ESTATE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as the duly appointed Executor executed the within instrument by signing his name as Executor of the Estate of RICHARD LYNN GRIFFIN for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 2026.

CARRIBEAN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2029

Carribean Stokes
NOTARY PUBLIC

My commission expires: May 8, 2029