This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1395346 DEEDQC
03/20/2026 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260320-0022267

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 3 day of 19, 26.

Notary Public

My Commission expires 12 / 26 / 2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Edward Joe Griggs
69 Jonell Dr.
Nashville, TN 37210

SEND TAX BILLS TO:
Edward Joe Griggs
69 Jonell Dr.
Nashville, TN 37210

MAP AND PARCEL NUMBER: 11902022600

QUITCLAIM DEED
26NT00453

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Donna Sexton, 1/3 interest & Edward Joe Griggs 1/3 interest, in their capacities as heirs-at law of Walter L. Griggs, Jr, deceased AND Edward Joe Griggs, 1/3 interest

By these presents do remise, release and **QUITCLAIM** unto

Edward Joe Griggs

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 190, on the Plan of Sterling Heights, Section V, of record in Book 1835, Page 37, Register's Office for said County.
Said Lot fronts 110 feet on the southeasterly side of Jonell Drive and runs back between lines, 165.6 feet on the northeasterly line and 160.6 feet on the southwesterly line, to a dead line in the rear, measuring 22 feet thereon.

This being the same property conveyed to the Walter L. Griggs, Jr., and Wife, Geraldine J. Griggs, by Warranty Deed, dated September 21, 1962, and recorded September 24, 1962 of record at Book 3434, page 553, Register's Office for Davidson County, Tennessee. Geraldine J. Griggs died 10/05/2023, leaving Walter L. Griggs as surviving tenant by the entirety.

Walter L. Griggs Jr died 04/06/2025, leaving his heirs-at-law as follows, as evidenced by affidavit of heirship recorded as instrument no. 20250411-0027398: Donna Sexton, Walter Allen Griggs & Edward Joe Griggs.

Walter Allen Griggs conveyed his 1/3 interest via QCD to Edward Joe Griggs dated 06/09/2025 and recorded 06/10/2025 as document no. 20250610-0045576, Register's office for Davidson County, Tennessee.
This is an improved property commonly known as: 69 Jonell Drive, Nashville, TN 37210-5029

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of _____, _____.

03/19/2026 11:27 AM CDT

Donna Sexton

State of TN, Davidson }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Donna Sexton,** the within named bargainer, 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.

03/19/2026 11:40 AM CDT

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

Edward Joe Griggs

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Edward Joe Griggs,** the within named bargainer, 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 and official seal at office, this 16th day of March, 2026

Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Justin Foster 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 3-19-26 (date of document).

Affiant Signature

3-19-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 of Mar, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027