Karen Johnson Davidson County
Batch# 1396273 DEEDQC
03/23/2026 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260323-0022938

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
James K. Griffin and Elizabeth Cherry 5441 Wakefield Drive Nashville, TN 37220	NEW OWNER	098 05 0 112.00

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, James K. Griffin, married, (hereinafter called the "Grantor"), hereby quitclaim and convey all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto James K. Griffin and Elizabeth Cherry, husband and wife, (hereinafter called the "Grantee"), their heirs and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Hunters Point Subdivision, of record in Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James K. Griffin, unmarried man, by deed from John Haney and Stephanie Haney, husband and wife, dated May 18, 2018, and recorded on May 22, 2018, in Instrument No. 20180522-0048922, Register's Office for Davidson County, Tennessee.

This property is known as 5208 Dove Trail, Hermitage, TN 37076.

WITNESS, the hand of the undersigned this 4th day of March, 2026.

James K. Griffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James K. Griffin, 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 4th day of March, 2026.

My commission expires:_____

Notary Public

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 4th day of March, 2026.

My commission expires:_____

Notary Public

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 4, 2026.

Date

Affiant Signature

3-4-2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of March, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029