PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:



STATE OF Tennessee

COUNTY OF Rutherford

The actual consideration for this transfer is $ 1.00.

Karen Lynn Griffin

Affiant: Karen Lynn Griffin

Subscribed and sworn before me this the 26th day of May, 2026.

Notary Public

My commission expires 08/19/2028

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

Karen Johnson Davidson County
Batch # 1426618 DEEDQC
05/29/2026 09:41:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260529-0048705

After recording, mail document
Name: Karen Lynn Griffin
Address: 405 Siena Drive, Nashville, TN 37205
And tax statements to: (If Mortgage)
Same

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Karen Lynn Griffin, unmarried ("Grantor"), does hereby quitclaim, transfer, and convey unto THE JOINT REVOCABLE LIVING TRUST OF KAREN LYNN GRIFFIN DATED 05-26-26 ("Grantee") all right, title, and interest the Grantor has, if any, in and to the following described real property located in Davidson County, Tennessee:

Mailing Address

405 Siena Drive, Nashville, TN 37205

Map-Parcel Numbers:
129-11-0A-405.00

Legal Description

Land in Davidson County, Tennessee, being Unit No. 405 on the Plan of First Revision Condominium Site Plat for Phase 1A of Lot No. 2 The Cloister at St. Henry of record in Plat Book 5200, page 656, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Cloister at St. Henry Phase 1A, a horizontal property regime established by Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149 and corrected in Book 6237, page 660 and The Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. Said Unit being depicted as Exhibit "C" to the aforementioned Master Deed and as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Karen Lynn Griffin, by deed from Mary Elizabeth Jones, as successor trustee of the Mary Sue Jones Revocable Trust dated November 22, 2017, by Warranty Deed, of record in Instrument No. 20220722-0084293, and dated 22nd day of July 2022 in Register of Deed's office in Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 405 Siena Drive, Nashville, TN 37205.

Transfer Tax

Transfer tax is paid based on the sworn consideration above.

Executed this 26th **day of** May **, 20**26.

Karen Lynn Griffin

KAREN LYNN GRIFFIN, Grantor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned Notary Public, KAREN LYNN GRIFFIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2026.

Notary Public
My Commission Expires:
08/19/2028

CAMDEN UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY