THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1442743 DEEDQC
07/07/2026 09:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260707-0060865

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
G & G Developments, LLC 937 Plateau Parkway Nashville, TN 37205	Owner	103-06-0N-00200-CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **E & J Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, does hereby Quitclaim unto **G & G Developments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, 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 E & J Holdings, LLC, a Tennessee limited liability company, by Quit Claim Deed from Patrick J. Griffith, an unmarried man of record in Instrument No. 20260327-0024352, filed on 03-27-2026, Register's Office for Davidson County, Tennessee.

This is property commonly known as 5523 Knob Road, Nashville, TN 37209.

Witness the hand of the Grantor's authorized representative, this 1st **day of** July, **2026:**

E & J Holdings, LLC, a Tennessee Limited Liability Company

By: x _____

Name: Bryan Grigsby

Title: Owner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bryan Grigsby (Print Signor's Name), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the owner (Print Signor's Title) of **E & J Holdings, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **E & J Holdings, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 1st day of July, **2026**:

Brooke Formosa
NOTARY PUBLIC

My Commission Expires: 07/06/2026

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF July, **2026**:

Brooke Formosa
Notary Public

My Commission Expires: 07/06/2026

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
LEGAL DESCRIPTION

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 deed from William Joseph Smith, II and wife, Patricia S. Smith of record in Instrument No. 20190816-0082432, filed on 08-16-2019, and the same being further conveyed to Patrick J. Griffith (a/k/a Patrick Griffith), by Quitclaim Deed dated January 22, 2026 from Brittney T. Griffith (a/k/a Britney Testerman Griffith) filed of record in Instrument No. 20260217-0012128, and the same being further conveyed to E & J Holdings, LLC by Quit Claim Deed from Patrick J. Griffith, an unmarried man of record in Instrument No. 20260327-0024352, filed on 03-27-2026, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Georgina Baven, 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 7/1/2026.

Date

G. Baven

Affiant Signature

7/2/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2026.

Andrea R. Bishop

Notary's Signature

My Commission Expires: 5/3/27

Date

Notary's Seal (if on paper)

