Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Griffin Family Trust dated July 30, 2026 504 Westview Avenue Nashville, TN 37205	**116 15 0 073.00**	**Same**
This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN		

Karen Johnson
Batch # 1456030
08/06/2026 08:11:33 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260806-0072284

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Benjamin D. Griffin and Katherine P. Griffin, husband and wife** (the "Grantors") hereby convey, transfer, assign, and quitclaim to **The Griffin Family Trust dated July 30, 2026** (the "Grantee"), Grantee's successors and assigns, all of the right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **504 Westview Avenue, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 30th day of July, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

shall have any liability for the status of the title to the property or for the accuracy of such information.

To the extent applicable, Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 30th day July, 2026.

Benjamin D. Griffin

Katherine P. Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin D. Griffin and Katherine P. Griffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30th day of July, 2026.

Notary Public

My Commission Expires:

1/11/2030

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 23 of Block 8 on the Plan of Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 111 feet on the northerly side of Signal Hill Drive and runs back 176 feet 10 inches on the easterly line and 200 feet on the westerly line, along the easterly margin of West View Drive, to a dead line in the rear, measuring 205.5 feet thereon. Including but specifically excluding a small triangular part out of the Northwest corner of said lot which was conveyed by I. Franklin Kemp and wife, to Richard Charles Brower and wife, by Deed of record in Book 1909, Page 247, Register's Office for Davidson County, Tennessee, and which is described as follows:

BEGINNING at a point in the westerly margin of West View Drive, the common corner of Lots 1 and 23 of Block 8; thence, with the line between said lots easterly 105 feet 6 inches to a point; thence, southerly 1.7 feet to a point; thence, westerly approximately along the South face of a stone retaining wall 105 feet 6 inches, more or less, to the point of BEGINNING.

BEING the same property conveyed to Benjmain D. Griffin and Katherine P. Griffin, husband and wife, by deed of record as Instrument Number 20201113-0134282, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between the parties and paid by the Grantors and any subsequent property taxes assumed by the Grantees herein.