Karen Johnson Davidson County
Batch# 1473980 DEEDQC
09/16/2026 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260916-0085949

QUITCLAIM DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Victoria Lynn Griffith and Zachary Shane Griffith	Same as owner	086-10-0B-124.00-CO
(NAME) 4600 Elkins Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Victoria Lynn Griffith FKA Victoria L. Fields**, married (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Victoria Lynn Griffith and Zachary Shane Griffith**, wife and husband (the "**Grantees**"), their heirs and assigns, all her right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 1224 Arroyo Drive, Nashville, TN 37218.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 21st day of August, 2026.

GRANTOR:

Victoria Griffith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Victoria Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of August, 2026.

Notary Public

My Commission Expires: May 5 2029

MELISSA LAMBERT
State of Tennessee Notary Public
DAVIDSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 56 on A Final Plat for The Crossing at Drakes Branch, Phase 2, according to plat appearing of record in Instrument No. 20220427-0048408, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Victoria L. Fields, an unmarried woman, by Warranty Deed from SDH Nashville LLC, a Georgia limited liability company, of record in Instrument No. 20230614-0045429, in the Register's Office of Davidson County, Tennessee, dated June 13, 2023, and recorded on June 14, 2023.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 21, 2026.

Affiant Signature

September 15, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27