Karen Johnson Davidson County
Batch# 1473980 DEEDQC
09/16/2026 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260916-0085951

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	091-16-0-057.00
(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, **Zachary S. Griffith**, 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 his 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 4600 Elkins Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 25th day of August, 2026.

GRANTOR:

Zachary S. Griffith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 25 day of August, 20246.

Notary Public

My Commission Expires: 5/12/30

SABRINA FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING Lot No. 501 and the Easterly 10 feet of Lot No. 503 of Block "B" on the Map of Charlotte Park Company's Addition, of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 501 and part of Lot No. 503 adjoin and front together 70 feet on the Northerly side of Elkins Avenue, formerly Second Avenue, and run back between parallel lines along the Westerly margin of 46* Avenue North, formerly Fifth Street, 150 feet to an alley.

Being the same property conveyed to Zachary S. Griffith, unmarried, by Quitclaim Deed from Deborah K. Hawkins, unmarried, of record in Instrument No. 20171229-0132361, in the Register's Office of Davidson County, Tennessee, dated December 19, 2017, and recorded on December 29, 2017.

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 25, 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