Karen Johnson Davidson County
Batch# 1483995 DEEDQC
10/15/2026 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261015-0094555

Recordation Requested By/Return to:
PRIORITY TITLE AND ESCROW, LLC
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452
File No. 0826834392

This Instrument Prepared By:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409 (a) (3) (ii)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ELIZABETH CHERRY	ELIZABETH CHERRY	161 09 0B 002.00
5441 WAKEFIELD DRIVE NASHVILLE, TN 37220-2325	5441 WAKEFIELD DRIVE NASHVILLE, TN 37220-2325	

Executed this 28 day of Sep 20 26 .

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **JAMES GRIFFIN AND ELIZABETH CHERRY, UNMARRIED WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ELIZABETH CHERRY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee being Unit B on the Plan of Homes at 500 Hill Road, a Horizontal Property Regime with Private Elements as shown by Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20240423-0029333 and amended in Instrument No. 20251104-0087925, register's Office for Davidson County, Tennessee.

Being all and the same lands and premises conveyed to James Griffin and Elizabeth Cherry, husband and wife by Greenleaf Real Estate Development, LLC, a Tennessee limited liability company in a Warranty Deed dated 03/04/2026 and recorded 03/06/2026 in Deed Instrument No. 20260306-0017941 in the Land Records of Davidson County, TN.

This Deed is pursuant to a Divorce as Case No. 26D486 filed on 08/18/2026 in the County of DAVIDSON, State of TENNESSEE.

Property known as, 5441 WAKEFIELD DRIVE, NASHVILLE, TN 37220-2325
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of September, 2026.

JAMES GRIFFIN

ELIZABETH CHERRY

STATE OF Tennessee

COUNTY OF Davidson

Before me, Lee V. Moore, Notary Public

_____ of the state and county mentioned, personally appeared **JAMES GRIFFIN ~~AND ELIZABETH CHERRY~~** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

Notary Public
Printed Name: Lee V. Moore
My Commission Expires: 03/06/2029

OATH OF VALUE CONSIDERATION

STATE OF Pennsylvania
COUNTY OF Allegheny

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 13th day of October, 2026.

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746

Notary Public
My commission expires:

(seal)

Witness my hand this 28 day of September, 2026.

JAMES GRIFFIN

ELIZABETH CHERRY

STATE OF Tennessee

COUNTY OF Davidson

Before me, [illegible]

of the state and county mentioned, personally appeared ~~JAMES GRIFFIN AND~~ ELIZABETH CHERRY to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Printed Name: [illegible]

My Commission Expires: 05/05/2029

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Sworn to and subscribed before me, this the 28 day of September, 2026.

Notary Public

My commission expires: 05/05/2029

(seal)

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jodiana Fattorini, 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 **09/28/2026** (date of document).

Affiant Signature

09/28/2026
Date

State of VA

~~County~~ City of Virginia Beach

Sworn to and subscribed before me this **28** day of **September**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 7/31/27

NOTARY'S SEAL

CHELSEA BAER
NOTARY PUBLIC
REGISTRATION # 8043407
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2027