Davidson County - DEEDQC
Recvd: 12/30/08 15:59 2 pgs
Fees:17.00 Taxes:0.00
20081230-0123710

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
James Doyle Trigg
James K. Trigg, IV
5002 Wyoming Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
120-01-99.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

James Doyle Trigg
Affiant

Subscribed and sworn to before me, this the 30 day of ~~November,~~ December 2008.

HEATHER R. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/3/11
(Affix Seal)
My Commission Expires JAN. 3, 2011

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenants in common, We, **James Doyle Trigg and James K. Trigg, IV,** by these presents do hereby quitclaim our interest unto **M. Allison Thompson, Trustee**, her successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 259 on the map of Miro Meadows Subdivision as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 259 fronts 75 feet on the northerly side of Vultee Boulevard and runs back between lines 162.2 feet on the westerly line and 156.6 feet on the easterly line to a dead line in the rear, measuring 75 feet thereon.

Being all of the same property conveyed to James K. Trigg for and during his lifetime with full power to sell, convey, encumber or otherwise dispose of the property without the joinder of any beneficiary, with the remainder interest vested in James Doyle Trigg and James K. Trigg, IV, as tenants in common, by Quit Claim Deed from James K. Trigg, Jr., also known as James K. Trigg, dated September 10, 1993, of record in Book 9091, page 449, Register's Office for Davidson County, Tennessee. James K. Trigg died on July 25, 2008 thereby transferring the remaining interest unto James Doyle Trigg and James K. Trigg, IV, as tenants in common, pursuant to the life estate that James K. Trigg reserved in said deed.

This is improved property known as: 1226 Vultee Blvd, Nashville, Tennessee 37217

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF JAMES DOYLE TRIGG AND JAMES K. TRIGG, IV.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

And now, I, the said **M. Allison Thompson, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **James Doyle Trigg and James K. Trigg, IV, as tenants in common**, their heirs and assigns the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of ~~November~~ December, 2008.

James Doyle Trigg.

M. Allison Thompson, Trustee

James K. Trigg, IV

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Doyle Trigg and James K. Trigg, IV, the within named bargainors, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of December, 2008.

Notary Public

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Exoires JAN. 3, 2011

My commission expires: 1/3/11

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared M. Allison Thompson, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of December, 2008.

Notary Public

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Exoires JAN. 3, 2011

My commission expires: 1/3/11