BILL GARRETT, Davidson County
Trans:T20130061791 DEEDQC
Recvd: 07/19/13 12:33 3 pgs
Fees:17.00 Taxes:0.00
20130719-0074990

This Form furnished by: **ATTORNEY HELEN SFIKAS ROGERS**

FROM:
RICHARD RAY RIGGINS

TO:
KELLI MARKUM RIGGINS

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Kelli Markum Riggins 3225 East Lake Drive Nashville, TN 37214	SAME	10812025300

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No 13D1543.**

Kelli Markum Riggins
KELLI MARKUM RIGGINS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2013.

Nancy Hardt
NOTARY PUBLIC

NANCY HARDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 7-7-14
(AFFIX SEAL)

This Instrument Prepared By:

HELEN SFIKAS ROGERS, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **RICHARD RAY RIGGINS**, do hereby quitclaim to **KELLI MARKUM RIGGINS**, all my marital interest, if any, in said real property in Nashville, Davidson County, State of Tennessee, as described below:

LEGAL DESCRIPTION:

Land in Davidson County, being Lot 82 on the Plan of Trailwood, Section 5, as of record in Instrument Numbre 20090902-0082678, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelli Louise Markum, by Warranty Deed dated August 28, 2009 from Todd R. Fullford and wife, Nicole Fullford, of record in Instrument No. 20090902-0082678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 13D1543.

This is improved real property is known as: **3225 East Lake Drive, Nashville, TN 37214.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 18th day of July, 2013.

Richard Ray Riggins

RICHARD RAY RIGGINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Trudie L. Condra, a Notary Public in and for said County and State, the within named, **RICHARD RAY RIGGINS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 18th day of July, 2013.

Trudie L Condra

NOTARY PUBLIC

MY COMMISSION EXPIRES
JANUARY 6, 2014

My Commission Expires: _____.
DATE

TRUDIE L. CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON