BILL GARRETT, Davidson County
Trans:T20140014315 DEEDQC
Recvd: 03/03/14 08:50 4 pgs
Fees:27.00 Taxes:0.00
20140303-0017595

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID L. MADDOX, ATTORNEY AT LAW
5543 Edmondson Pike, Ste 161, Nashville, TN 37211
PH: (615) 480-5131

FROM: **PATRICIA ANN RIGGAN, EXECUTOR for the ESTATE OF ELSIE LOUISE TAYLOR**

TO: **David L. Maddox, Trustee**

AND

FROM: **David L. Maddox, Trustee**

TO: **PATRICIA ANN RIGGAN, her heirs and assigns**

ADDRESS NEW OWNER:
Patricia Ann Riggan and
Raymond E. Riggan
2803 Ennis Road
Nashville, Tennessee 37211

SEND TAX BILLS:

SAME

MORTGAGEE:
NONE

MAP & PARCEL
11911007000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, Patricia Ann Riggan, Executor for the Estate of Elsie Louise Taylor (DOD: December 30, 2012 -- see Davidson County Probate Court, Case No. 13P181), has bargained and sold and by these presents do quitclaim and convey unto David L. Maddox, hereinafter called the Trustee, his successors and assigns, all of the Estate's 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 Lot No. 59 on the Plan of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for Said County.

Said Lot fronts 117.5 feet on the northwesterly side of Ennis Road and runs back between lines, 120 feet on the northeasterly line and 151.5 feet on the southwesterly line to a dead line in the rear which is a broken line measuring 92.2 feet thereon.

Being the same property conveyed from Jesse J. Walker and wife Pauline P. Walker by Warranty Deed dated April 19, 1984, to Lewis Taylor and Wife Louise Taylor. The said Lewis Taylor became deceased on April 18, 2006, with said real property passing to his spouse Louise Taylor is one and the same person as Elsie Louise Taylor by operation of law; having subsequently become deceased on December 30, 2012, leaving a Will bequeathing said real property to Patricia Ann Riggan and Raymond E. Riggan.

This is improved property located at and known as 2803 Ennis Road, Davidson County, Tennessee, 37211.

And now I, the said **David L. Maddox, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, does hereby quitclaim and convey unto **PATRICIA ANN RIGGAN** and **RAYMOND E. RIGGAN, their heirs and assigns,** all of my right, title and interest in and to 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, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 22nd day of January, 2014.

Patricia A Riggan

PATRICIA ANN RIGGAN, Executor
for the ESTATE OF ELSIE LOUISE TAYLOR

David L Maddox

DAVID L. MADDOX, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **PATRICIA ANN RIGGAN**, Executor of the **ESTATE of ELSIE LOUISE TAYLOR**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of January, 2014.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 5/8/2017

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID L. MADDOX, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of January, 2014.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 5/8/2017

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

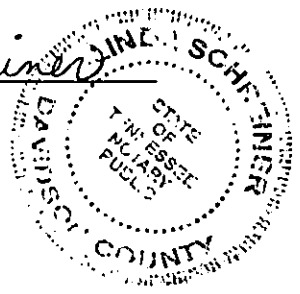
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

Patricia A Logan
AFFIANT

Subscribed and sworn to before me this 23rd day of January, 2014.

Linda Schreiner
NOTARY PUBLIC



My Commission Expires: 5/08/2017