BILL GARRETT, Davidson County
Trans:T20160014493 DEEDQC
Recvd: 02/22/16 14:23 2 pgs
Fees:12.00 Taxes:0.00
20160222-0016761

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Linda Jo Biggs, Trustee
The Biggs Family Revocable Trust
503 Bismark Drive
Nashville, TN 37210

Send Tax Bills To:
Same

Map and Parcel No.
Map 95.10
Parcel 26

WHEREAS, Clifford C. Biggs and wife, Linda J. Biggs, on July 7, 2004, transferred unto **The Biggs Family Revocable Trust, dated July 7, 2004, Clifford C. Biggs and Linda Jo Biggs, Trustors and/or Trustees**, all of their interest in and to the real property described in this deed below;

WHEREAS, Clifford C. Biggs died on June 13, 2015; and

WHEREAS, upon the death of **Clifford C. Biggs, Linda Jo Biggs** became sole Trustee of the above-referenced trust;

NOW THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Linda Jo Biggs, Trustee, The Biggs Family Revocable Trust, dated July 7, 2004** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **The Biggs Decedent's Trust U/A dated July 7, 2004,** ("Grantee"), one-half (1/2) of all of her interest, as Trustee, in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being shown as Tract No. 4 on a copy of a survey made by Cantrell, Connell & Morrison, Engineers, dated January 1958, described as follows:

Beginning at a point on the northwesterly margin of Bismark Drive, said point being 210 feet northeasterly from the southeasterly corner of Lot No. 184 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee; thence northwesterly 378.2 feet, more or less, to a point in the center line of Mill Creek; thence with the center line of Mill Creek 71 feet, more or less, to a point; southeasterly 307.1 feet to a point in the northwesterly margin of Bismark Drive; thence with the margin of said drive southwestwardly 70 feet to the point of beginning.

Being the same property conveyed to **The Biggs Family Revocable Trust, dated July 7, 2004, Clifford C. Biggs and Linda Jo Biggs, Trustors and/or Trustees,** by Warranty Deed from **Clifford C. Biggs and wife, Linda J. Biggs,** dated July 7, 2004, of record in Instrument No.

20040715-0084917, Register's Office for Davidson County, Tennessee.

* **Linda J. Biggs** and **Linda Jo Biggs** are one and the same person.

This is improved property known as: **503 Bismark Drive, Nashville, TN 37210.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 16th day of February, 2016.

Linda Jo Biggs

Linda Jo Biggs, Trustee,
The Biggs Family Revocable
Trust, dated July 7, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Linda Jo Brown, Trustee, The Biggs Family Revocable Trust, dated July 7, 2004,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2016.

Notary Public

My Commission Expires: Aug. 4, 2019

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 4, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Linda Jo Biggs

Affiant

Sworn to and subscribed to before me, this the 16th day of February, 2016.

Notary Public

My Commission Expires: Aug. 4, 2019

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 4, 2019