AFTER RECORDING RETURN TO:
PEGGY HIGGINS
WENDELL HIGGINS
461 JANETTE AVENUE
GOODLETTSVILLE, TN 37072
File No. 17-585636

This document prepared by:
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Parcel ID No.: 034 13 0 005.00

Davidson County DEEDQC
Recvd: 01/06/17 13:29 5 pgs
Fees:27.00 Taxes:0.00
20170106-0001874

QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of DECEMBER, 2016, by and between **PEGGY HIGGINS, F/K/A PEGGY GIBBS AND WENDELL HIGGINS, WIFE AND HUSBAND, WHO BOTH ACQUIRED TITLE AS UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, a mailing address of 461 JANETTE AVENUE, GOODLETTSVILLE, TN 37072, hereinafter referred to as Grantor(s) and **PEGGY HIGGINS AND WENDELL HIGGINS, WIFE AND HUSBAND, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 461 JANETTE AVENUE, GOODLETTSVILLE, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 461 JANETTE AVENUE, GOODLETTSVILLE, TN 37072

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Peggy Gibbs, unmarried and Wendell Higgins, unmarried by Warranty Deed from Ted D. Bane and Janice L. Bane, of record in Instrument No. 20030606-0078634, Register's Office for Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Peggy Higgins, F/K/A Peggy Gibbs
PEGGY HIGGINS, F/K/A PEGGY GIBBS

Wendell Higgins
WENDELL HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, PEGGY HIGGINS, F/K/A PEGGY GIBBS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville TN, this 23 day of DECEMBER, 2016. DAVIDSON COUNTY

Norman Kantrowitz
Notary Public
My Commission expires: 4/21/20

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, WENDELL HIGGINS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville TN, this 23 day of DECEMBER, 2016. DAVIDSON COUNTY

Norman Kantrowitz
Notary Public
My Commission expires: 4/21/20

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Peggy Higgins
PEGGY HIGGINS

Wendell Higgins
WENDELL HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 23 day of DECEMBER, 2016.

Norman Kantrowitz
Notary Public
My Commission Expires: 4/21/20

NORMAN KANTROWITZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Name and address for person(s) responsible for taxes:

PEGGY HIGGINS AND WENDELL HIGGINS
461 JANETTE AVENUE
GOODLETTSVILLE, TN 37072

Name and address of property owner:

PEGGY HIGGINS AND WENDELL HIGGINS
461 JANETTE AVENUE
GOODLETTSVILLE, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 81, SECTION 1 ON THE PLAN OF GATEWAY, OF RECORD IN BOOK 3300, PAGES 39 AND 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A.P.N.: 034 13 0 005.00

PROPERTY COMMONLY KNOWN AS: 461 JANETTE AVENUE, GOODLETTSVILLE, TN 37072

True Copy Certification

I, Terri Miskell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA)
) ss.
County of Placer County)

On Dec. 21, 2016 before me, Maria Spaeth,

Notary Public personally appeared Terri Miskell,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

Notary Signature

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018