Karen Y Johnson Davidson County
Batch# 181471 DEEDQC
01/08/2019 11:00:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190108-0001980

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 3rd day of January, 2019.

Notary Public

My commission expires: 9/7/20

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Barbara A. Riggsby	**New Owner**	**043-15-0-178.00**
221 Larkin Springs Road	**Same**	
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BARBARA A. RIGGSBY and GAIL ANN SEARS, HEIRS OF THOMAS RIGGSBY, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto BARBARA A. RIGGSBY AND GAIL ANN SEARS, Tenants in Common with Right of Survivorship, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, RLS No. 2389, dated 11/22/06 as follows:

Beginning at an iron pin old in the Easterly right-of-way line of Larkin Springs Road, being the Southwesterly corner of the Gertie Ingle property of record in Deed Book 4347, Page 474; thence S 82 deg. 38 min. 07 sec. E 396.95 feet to an iron pin old in the Westerly line of the Frank Bradley property of record in Deed Book 5420, Page 361; thence S 6 deg. 35 min. 55 sec. W, passing an iron pin old at 100.00 feet, a total distance of 115.00 feet to an iron pin old at the Northeast corner of the Marcus Wilson property of record in Instrument No. 20000731-0075197; thence N 85 deg. 00 min. 09 sec. W 331.70 feet to a railroad spike old; thence S 80 deg. 44 min. 08 sec. W 71.40 feet to an iron pin old in said Easterly right-of-way line of Larkin Springs Road; thence with said right-of-way line N 7 deg. 52 min. 47 sec. E 149.13 feet to the point of Beginning.

CONVEYED HEREWITH AND PERMANENTLY AFFIXED THERETO is a 2005 CMH Mountaineer Manufactured Home bearing Serial No. CAP018162TNAB.

Being the same property conveyed to Thomas Riggsby by Special Warranty Deed from Vanderbilt Mortgage & Finance, Inc. dated 3/6/13 of record in Instrument No. 20130311-0024140, Register's Office of Davidson County, Tennessee. Thomas Riggsby died intestate on November 22, 2018, leaving Barbara A. Riggsby and Gail Ann Sears as his sole heirs at law. Reference made to Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 20190108-0000179 Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee

For recital purposes, the above-described property is improved property known as 221 Larkin Springs Road, Madison, TN 37115.

The purpose of this instrument is to reflect of record the present owners of subject property.

Preparer makes no representation as to the accuracy of the information contained herein.

WITNESS my/our hand(s) this 1st day of Jan, 2019.

Barbara A Riggsby
BARBARA A. RIGGSBY

Gail Ann Sears
GAIL ANN SEARS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Barbara A. Riggsby and Gail Ann Sears, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of Jan, 2019.

My commission expires: 10/7/2019 Velma S. Houston
NOTARY PUBLIC

VELMA S. HOUSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY