Karen Johnson Davidson County
Batch# 198353 DEEDQC
02/25/2019 08:46:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190225-0016505

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:
Sharon Lynn Riggs, Trustee,
Sharon Lynn Riggs Revocable Living Trust
772 Westcott Lane
Nolensville, TN 37135

Send Tax Bills To:
New Owner

Map and Parcel No.
187050A05400CO

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, **Sharon Lynn Riggs**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Sharon Lynn Riggs, Trustee, Sharon Lynn Riggs Revocable Living Trust Agreement dated February 22, 2019** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Burkitt Springs, Phase 4A, of record as Instrument No. 20151203-0121974, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to **Sharon Lynn Riggs**, by Warranty Deed dated October 14, 2016, from **Regent Homes, LLC, a Tennessee limited liability company**, recorded as Instrument No. 20161018-0110163, Register's Office of Davidson County, Tennessee.

This conveyance of the above-described parcel of land is subject to the following:

1. Matters shown on plan of record in Instrument No. 20151203-0121974, Register's Office for Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.

3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record as Instrument No. 20140110-0002949, as amended by the First Supplement of record as Instrument No. 20150908-0091208 and Second Supplement of record as Instrument No. 20160126-0007545, in the Register's Office for Davidson County, Tennessee.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as: **772 Westcott Lane, Nolensville, TN 37135**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 22nd day of February 2019.

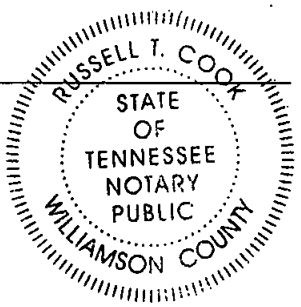
Sharon Lynn Riggs
Sharon Lynn Riggs

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 **Sharon Lynn Riggs**, 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 22nd day of February 2019.

Notary Public



My Commission Expires:
10/20/2019

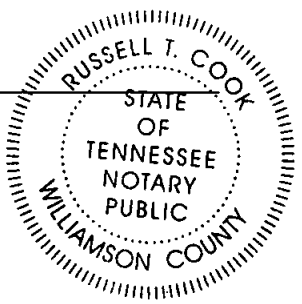
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Sharon Lynn Riggs
Affiant

Sworn to and subscribed to before me, this the 22nd day of February 2019.

Notary Public



My Commission Expires:
10/20/2019