SEND PROPERTY TAXES TO:
MARY K. WIGGER
1309 BRENDALE CT
NASHVILLE, TN 37214

Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

Karen Johnson Davidson County
Batch# 198995 DEEDQC
02/26/2019 09:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190226-0017203

After Recording Return To:
MARY K. WIGGER (NEW OWNER)
1309 BRENDALE CT
NASHVILLE, TN 37214-3992
The maximum Principal indebtedness for Tennessee recording tax purposes is $10.00

QUITCLAIM DEED

Send Tax Bills To:
1309 BRENDALE CT NASHVILLE TN 37214-3992
Map & Parcel Nos.:
(APN NUMBER)

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged,

MARY K. WIGGER, A SINGLE PERSON who erroneously took title as MARY K. WIGGERS, A SINGLE PERSON does/do hereby quitclaim and convey unto

MARY K. WIGGER, A SINGLE PERSON his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in **DAVIDSON County, Tennessee and described as follows:**

1309 BRENDALE CT NASHVILLE TN 37214-3992

See Attached Exhibit A

This is [improved/unimproved] property known as 1309 BRENDALE CT.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.
IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 14 **day of** December, **20**18.

Mary K. Wigger
MARY K. WIGGER

The actual consideration or true value for this transfer is $10.00

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Mary K. Wigger **, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.**

WITNESS my hand and official seal at Nashville **, TN, this the** 14 **day of** December **, 20**~~15~~ 18 CFB

Ella K. Butler
NOTARY PUBLIC
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

201902260017203

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of the property transferred, whichever is greatest is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

- Affiant

STATE OF CALIFORNIA
CITY OF LOS ANGELES

Subscribed and sworn before me this 7TH day of JANUARY 2019.

Notary Public

My commission expires: 12/14/21

ANGELA HODGSON
COMM. #2225246
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 14, 2021

NRO1 NRO1

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R Carnegie
Notary Signature

Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

LEGAL DESCRIPTION

File No: 08-01715217

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. 43 ON THE PLAN OF THE VILLAGES OF LARCHWOOD, PHASE II, SECTION 3, OF RECORD IN BOOK 9700, PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

APN: 108 04 0A 095.00

BEING THE SAME PROPERTY CONVEYED TO MARK K. WIGGERS, A SINGLE PERSON BY DEED FROM JACK WILLIAMS CONSTRICTION CO., INC. RECORDED 09/07/2000 IN DEED 200009070088442, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.