Karen Johnson Davidson County
Batch# 246323 DEEDQC
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Fees: $17.00 Taxes: $0.00
20190620-0059648

This Instrument prepared by:
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(865) 690-4997

Grantee: Robert H. Carrigan as Trustee under Robert Harold Carrigan Living Trust dated May 31, 2019

Map/Parcel: 095 05 0 028.00

QUITCLAIM DEED

THIS INDENTURE, made this 31st day of May 2019, between **ROBERT H. CARRIGAN**, hereinafter referred to as Grantor, and **ROBERT H. CARRIGAN as Trustee under ROBERT HAROLD CARRIGAN LIVING TRUST dated May 31, 2019,** hereinafter referred to as Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, remised, released, and QUITCLAIMED, and Grantor does hereby grant, bargain, sell, remise, release, and QUITCLAIM unto the said Grantee the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Creekside Heights, as of record in Book 2663, page 114 and 115, Register's Office for said County.

Said Lot No. 27 fronts 135 feet on the westerly side of Wilowen Drive and runs back between lines 281.7 feet on the northerly line and 335.68 feet on the southerly line to a dead line, measuring 145.75 feet thereon.

This conveyance is made subject to Owner's Certificates, setback lines, and easement as shown on Plan of record in Book 2663, page 114 and 115 Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cletus Ball and wife, Lennie M. Ball by Warranty Deed of record in Warranty Deed Book 3402, Page 263, in the Register's Office for Davidson County, Tennessee. Cletus Ball departed this world leaving Lennie M. Ball as surviving tenant by the entirety. Said Warranty Deed shows her name as Lennie M. Ball, but her legal name was Lennice M. Ball. However, Lennie M. Ball and Lennice M. Ball are one and the same person. Thereafter Lennie M. Ball (a/k/a Lennice M. Ball) departed this world, survived by son Robert H. Carrigan as her only heir at law, and fee simple title to the subject property vested in Robert H. Carrigan by operation of Tennessee law.

The above-description being the same as the last deed of record, no boundary survey having been made at the time of this conveyance.

and all the estate, right, title, and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead, dower, and curtesy therein. Grantor quitclaims the said premises to the said Grantee, Grantee's successors, and assigns forever in fee simple. Wherever used in the instrument, terms, parties and pronouns shall be construed to represent either the singular or plural, as the case may demand, and the use of any gender shall be applicable to all genders, as appropriate.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal on the day and year first above written.

Robert Harold Carrigan

ROBERT H. CARRIGAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, **ROBERT H. CARRIGAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself as the within named Affiant, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of May 2019.

Notary Public
My commission expires March 8, 2021

CYRONIA BRINDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The preparer makes no representations regarding the status of the title, the accuracy of the description, the proposed use of the real estate, or any applicable zoning regulations concerning the described property nor any other matter except the validity of the form of this Quitclaim Deed.

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This transfer by Quitclaim Deed was for no consideration.

ROBERT H. CARRIGAN

CYNTHIA BRINDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 31st day of May, 2019.

Notary Public
My commission expires March 8, 2021

PROPERTY OWNER/RESPONSIBLE TAXPAYER:
Robert H. Carrigan as Trustee under
Robert Harold Carrigan Living Trust dated May 31st, 2019
218 Wilowen Drive
Nashville, TN 37210