Commitment Number: 25231756

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 246457 DEEDQC
06/20/2019 03:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190620-0059817

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Casey Walter Riggs, 3506 Franklin Pike, Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 118 11 0 163.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Casey Walter Riggs, a formerly single man, joined by spouse **Bailey Rae Bleeker**, whose mailing address is **3506 Franklin Pike, Nashville, TN 37204**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Casey Walter Riggs**, a married man, hereinafter grantee, whose tax mailing address is **3506 Franklin Pike, Nashville, TN 37204**, the following real property:

LAND IN THE 25TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PROPERTY SHOWN ON THE STATE OF TENNESSEE RIGHT OF WAY PLAN PROJECT U-006-2(11) SHEET 1, AND THE JOHN BROWN PROPERTY RECORDED IN INSTRUMENT NO. 20121119-0106380, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE DAVID HART PROPERTY OF RECORD IN INSTRUMENT NO. 200404120040995, ON THE EASTERLY RIGHT OF WAY OF THE FRONTAGE ROAD LEADING TO

FRANKLIN PIKE, SAID POINT BEING N 38 DEGREES 04'19" E 163.55' FEET FROM A HIGHWAY MONUMENT ON SAID RIGHT OF WAY; THENCE N 38 DEGREES 04' 19" E, 1.37 FEET; THENCE CROSSING SAID FRONTAGE ROAD, S 85 DEGREES 01'56" W, 121.21 FEET TO A POINT LOCATED APPROXIMATELY 1 FOOT EAST OF AN EXISTING CONTROLLED ACCESS FENCE; THENCE GENERALLY FOLLOWING SAID FENCE AND 1 FOOT EAST THERETO N 29 DEGREES 14' 15" E, 39.03 FEET; THENCE CONTINUING WITH SAID FENCE N 39 DEGREES 29'39" E, 233.40 FEET; THENCE S 80 DEGREES 34'35" E, 15.20 FEET THENCE N 32 DEGREES 25 '27" E 263.16 FEET TO A HIGHWAY MONUMENT IN THE WESTERLY RIGHT OF WAY OF I-65; THENCE WITH SAID RIGHT OF WAY S 28 DEGREES 40'05" E 234.51 FEET TO AN IRON PIN; THENCE S 28 DEGREES 41'01" E 208.00 FEET; THENCE LEAVING SAID I-65 S 85 DEGREES 01 '56" W 417.60 FEET TO THE POINT OF BEGINNING. TOTAL ACREAGE IS APPROXIMATELY 2.44 ACRES. BEING THE SAME PARCEL CONVEYED TO CASEY WALTER RIGGS FROM JOHN P. BROWN AND ANNE K. BROWN, BY VIRTUE OF A DEED DATED 1/6/2017, RECORDED 1/18/2017, AS INSTRUMENT NO. 20170118-0005163 COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 118 11 0 163.00
Property Address is: 3506 Franklin Pike, Nashville, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20170118-0005163 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118 11 0 163.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on June 13, 2019:

Casey Walter Riggs

Bailey Rae Bleeker

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 13, 2019 by **Casey Walter Riggs** and **Bailey Rae Bleeker** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Exp: 3-3-2021

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Subscribed and sworn to before me

This 13 day of June, 2019.

Affiant

Casey Walter Riggs

Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson

Print Name

True Copy Certification

I, Amy Cox, 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

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

My Commission Expires: 4-27-22

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries