FILE NUMBER
MAH-191099-13

REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 302751 DEEDQC
10/18/2019 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191018-0107021

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 14th DAY OF October 2019.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

BRONDA S. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Tracye Leigh Carrigan, et al
218 Willowen Drive
Nashville, TN 37210

NEW OWNER:
Tracye Leigh Carrigan, et al
218 Willowen Drive
Nashville, TN 37210

QUIT CLAIM DEED

This indenture is made and entered into this 14th day of October, 2019 between JANET LYNN TIPTON, AS SUCCESSOR TRUSTEE OF THE ROBERT H. CARRIGAN LIVING TRUST DATED MAY 31, 2019 (hereinafter referred to as "GRANTOR") and TRACYE LEIGH CARRIGAN, ANGELA DEE LURIE, ROBERT WAYNE CARRIGAN AND JANET LYNN TIPTON, as equal tenants in common (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

SITUATE in the Davidson County, Tennessee and being more particularly described as follows:

Lot 27 on the Plan of Creekside Heights as shown by a map of record in Plat Book 2663, Page 114 and 115 in the Register's Office for Davidson County, Tennessee, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Cletus Ball and wife Lennie M. Ball by instrument of record in Book 3402, Page 263 in the Register's Office for Davidson County, Tennessee. Cletus Ball predeceased Lennie M. Ball leaving her the sole owner as surviving tenant by the entirety. Lennie M. Ball aka Lennice M. Ball died

in 2001 leaving her child, Robert H. Carrigan, as the sole owner by intestate succession. For reference see Affidavit of Heirship of record in Instrument No. 20190722-0071755 in the Register's Office for Davidson County, Tennessee. Robert H. Carrigan did convey the same property to the Robert H. Carrigan Living Trust dated May 31, 2019 by instrument of record in Instrument No. 20190620-0059648 in the Register's Office for Davidson County, Tennessee.

Robert H. Carrigan died June 6, 2019 and under the terms and conditions of the trust agreement establishing the Robert H. Carrigan Living Trust dated May 31, 2019 all real property in the trust shall be either sold on behalf of the trust by the Successor, Janet Lynn Tipton, or distributed to the residual beneficiaries of the trust to wit: Tracye Leigh Carrigan, Angela Dee Lurie, Robert Wayne Carrigan and Janet Lynn Tipton.

TAX PARCEL # 095 05 0 028.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 218 Wilowen Drive, Nashville, TN 37210.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Janet Lynn Tipton, Trustee
JANET LYNN TIPTON, AS SUCCESSOR TRUSTEE OF THE ROBERT H. CARRIGAN LIVING TRUST DATED MAY 31, 2019

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JANET LYNN TIPTON, AS SUCCESSOR TRUSTEE OF THE ROBERT H. CARRIGAN LIVING TRUST DATED MAY 31, 2019, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 10th day of October, 2019.

SEAL

Rhonda S. Hardison
NOTARY PUBLIC
COMMISSION EXPIRES:

RHONDA S. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)