Karen Johnson Davidson County
Batch# 324783 DEEDQC
12/04/2019 12:31:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191204-0125062

File Number: OS3220-19008998

After Recording, Send To:

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:
Parker Wayne Higgins and **Ashley Elizabeth Higgins**, 6758 Boundary Run, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 126150B31900CO

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.

Parker Wayne Higgins and **Ashley Elizabeth Higgins,** husband and wife, and **Duane Kurtis Higgins**, a married man, hereinafter grantors, whose tax-mailing address is **6758 Boundary Run, Nashville, TN 37221**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Parker Wayne Higgins** and **Ashley Elizabeth Higgins**, husband and wife, hereinafter grantees, whose tax mailing address is **6758 Boundary Run, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Four, Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006343, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed from Wyckliffe Conor Callahan, a single man to Parker Wayne Higgins and Ashley Elizabeth Higgins, husband and wife and Duane Kurtis Higgins, a

married man by deed dated July 5, 2018 and recorded July 9, 2018 as Instrument Number 20180709-0065875, of official records. APN: 126150B31900CO
Property Address is: 6758 Boundary Run, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20180709-0065875 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126150B31900CO

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 Nov 25, 2019:

Parker Wayne Higgins

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 25, 2019 by **Parker Wayne Higgins** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Executed by the undersigned on Nov 25, 2019:

Ashley Elizabeth Higgins

Ashley Elizabeth Higgins

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 25, 2019 by **Ashley Elizabeth Higgins** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Carol B Christian

Notary Public

Executed by the undersigned on Nov 25, 2019:

Duane Kurtis Higgins

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 25, 2019 by **Duane Kurtis Higgins** who is personally known to me or has produced [illegible] as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

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 C
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).