QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF February, 2020

GABRIEL LUIZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

AJ-QCD-19-624

THIS INSTRUMENT WAS PREPARED BY (and return to)

Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ida Louse Wiggins	**New Owner**	
(NAME)	(NAME)	**05911018600**
624 Baldwin Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ida Louse Wiggins, Renita Shelton Douglas, Mario LeShare Wiggins, Carol Rence Bell, and Sharon Renee Wiggins,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ida Louise Wiggins,** hereinafter called the Grantee, her heirs, successors and assigns, that 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. 510 on the Plan of Haynes Manor, Section 4, of record in Book 4175, Page 90, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Wiggins by Warranty Deed from John L. Smith and Valerie S. Woodmore, recorded September 20, 1984 in Book 6385, Page 698, Register's Office for Davidson County, Tennessee.

The said John W. Wiggins having since died intestate on December 2, 2019. The property vesting at his death in **Ida Louse Wiggins, Renita Shelton Douglas, Mario LeShare Wiggins, Carol Rence Bell, and Sharon Renee Wiggins,** as evidenced by Affidavits of Heirship of record in Instrument Nos. 20200212-0016229 and 20200212-0016230, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **624 Baldwin Court, Nashville, TN, 37207**.

Karen Johnson Davidson County
Batch# 357472 **DEEDWARR**
02/12/2020 03:16:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200212-0016231

Witness my hand this the 8 day of February 2020.

Carol Renee Bell

Carol Rence Bell CB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Carol Rence Bell,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of February 2020.

Patricia J Parsons

Notary Public
My Commission Expires: 8-30-2020
(SEAL)

Witness my hand this the 8 day of February 2020.

Sharon Wiggins

Sharon Renee Wiggins

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Sharon Renee Wiggins,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of February 2020.

Patricia J Parsons

Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this the 10 day of February 2020.

Ida L Wiggins

Ida Louse Wiggins

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Ida Louse Wiggins,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of February 2020.

Patricia J Parsons

Notary Public
My Commission Expires: 8-31-2020
(SEAL)

Witness my hand this the 8 day of February 2020.

Renita Shelton Douglas

Renita Shelton Douglas

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Renita Shelton Douglas,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of February 2020.

Patricia J Parsons

Notary Public
My Commission Expires: 8-31-2020
(SEAL)

Witness my hand this the 8 day of February 2020.

Mario LeShare Wiggins

Mario LeShare Wiggins

MW

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Mario LeShare Wiggins,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of February 2020.

Patricia J Parsons

Notary Public
My Commission Expires: 8-30-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY