This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 357505 DEEDQC
02/12/2020 03:47:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200212-0016271

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Janet Anne Higgs 1809 Linden Avenue Nashville, TN 37212	Same	104-16-189.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Janet Anne Higgs as Trustee of the Janet Anne Higgs Revocable Trust** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Janet Anne Higgs**, an unmarried woman, and her successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being the easterly 70 feet on Lot No. 95 and the westerly 10 feet of Lot No. 96 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.
>
> Said Parts of Lots Nos. 95 and 96 front together 80 feet on the southerly side of Linden Avenue and runs back 204.5 feet more or less, on the westerly side and 204.1 feet, more or less, on the easterly side to an alley measuring 80 feet thereon.
>
> Being the same property conveyed to Janet Anne Higgs Revocable Trust by Quitclaim Deed from Janet Anne Higgs recorded as Instrument No. 20130109-0002919, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 12th day of February, 2020.

Affiant

Notary Public My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

This is improved property, known as **1809 Linden Avenue, Nashville, TN 37212.**

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 12th day of February, 2020.

Janet Anne Higgs, Trustee of the Janet Anne Higgs Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Anne Higgs as Trustee of the Janet Anne Higgs Revocable Trust**, the within named Grantor, with whom I am personally acquainted (or who was identified 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 seal, at office, this 12th day of February, 2020.

Notary Public My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022