Karen Johnson Davidson County
Batch# 379507 DEEDQC
03/30/2020 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200330-0034109

~~Return to:~~
MAIL TO:
TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, SUITE 105
PLANO TX 75075
FILE NO. 454755

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LOIS RIGGINS-EZZELL	LOIS RIGGINS-EZZELL	083 09 0 015.00
1203 ORDWAY PL NASHVILLE, TN 37206	1203 ORDWAY PL NASHVILLE, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LOIS RIGGINS-EZZELL, FORMERLY KNOWN AS LOIS S. RIGGINS**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **LOIS RIGGINS-EZZELL, MARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A 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. 38 in F. O. Beazley's Subdivision of Block "C" in the Subdivision of the Douglas place, a plan of which is of record in Plan Book No. 2, page 66, Chancery Court of Nashville, Tennessee.

SAID Lot No. 38 fronts 50 feet on the north side of Ordway Place, formerly Grove Avenue and runs back between parallel lines 170 feet to an alley.

Being further conveyed by deed dated 08/25/1986, recorded 08/25/1986, from Lula Belle Schmittou, to Lois S. Riggins, recorded in book 6958, page 520.

Property known as, 1203 ORDWAY PL, NASHVILLE, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of FEB, 2020.

LOIS RIGGINS-EZZELL, F/K/A LOIS S. RIGGINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, MARK GROLL of the state and county mentioned, personally appeared **LOIS RIGGINS-EZZELL, F/K/A LOIS S. RIGGINS**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: MARK GROLL
My Commission Expires: 3/7/23

VALUATION AFFIDAVIT

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 $ 0.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 24 day of Feb, 2020.

Notary Public
My commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, ASHLEY PIKE, 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.

Ashley R. Pike
ASHLEY PIKE

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, ASHLEY PIKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860