Karen Johnson Davidson County
Batch# 383945 DEEDQC
04/09/2020 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200409-0037763

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 31, 2020.

Notary Public

My Commission Expires: 7/31/2023

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Bennet Fredrick Riggs
3604 Central Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
104 05 0 287.00

EXECUTOR'S QUITCLAIM DEED

Bennet Fredrick Riggs, Executor of The Estate of Kathleen M. Riggs, deceased (the "Decedent"), who died on September 2, 2019 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 19P-1957, for consideration of $10.00, hereby releases, remises and quitclaims unto **Bennet Fredrick Riggs**, all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, March 31, 2020.

Bennet Fredrick Riggs, Executor of the Estate of Kathleen M. Riggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bennet Fredrick Riggs, Executor of the Estate of Kathleen M. Riggs**, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, March 31, 2020.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

758161.1/2011927

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 253 on the map of Richland Realty Company's 2nd Subdivision, Division B, as of record in Bood 332, page 92, Register's Office for Davidson County, Tennessee.

Also being Lot 253 on the map of Richland Realty's Company 1st addition to Division B, as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.

Said Lot 253 fronts 50 feet on the northerly side of Central Avenue and runs back between parallel lines, 200 feet to an alley.

Also conveyed herein is a 2 foot easement for driveway over the westerly 2 feet of Lot No. 254 as granted in Book 3538, page 606, Register's Office for said County.

Being the same property conveyed to Donald E. Riggs and wife, Kathleen M. Riggs by deed from Vernon E. Long and wife, Ada M. Long of record in Book 5161, page 960, Register's Office for Davidson County, Tennessee. Donald E. Riggs having died on November 28, 2008, and the property vested in Kathleen M. Riggs by rights of survivorship. Kathleen M. Riggs having since died on September 2, 2019, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 19P-1957, under which the subject property is devised to the Grantee herein.

The legal description above is the same as in the previous deed of record.

This is improved real property commonly known as 3604 Central Avenue, Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne B. Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/08/2022
Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

758161.1/2011927