QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, ~~2019~~ 2020.

Notary Public

COMMISSION EXPIRES: 7-17-23

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Richard Biggs	**Richard Biggs**	**067 00 0 048.00**
(Name) **5074 Old Hydes Ferry**	**5074 Old Hydes Ferry**	
(Address) **Nashville, TN 37218**	**Nashville, TN 37218**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Wanda Bowman, an unmarried woman, and Betty Frances Harbin, an unmarried woman,** hereinafter referred to as Grantor, hereby quitclaim to **Richard Biggs, an unmarried man,** their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated and lying in the Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of C.W. Burn's Subdivision, not of record, described according to a survey by Dorris E. Boner, Surveyor, April 15, 1950, as follows:

Beginning at a Point in the Center of Old Hydes Ferry Pike, 100 feet West of the Southwest corner of the property conveyed to J.L. Brown and wife, by Deed from C.W. Burns and wife, as of record in Book 1647, Page 406, said point also being the corner of Lots Nos. 3 and 4; thence with the line between said Two Lots, Northwardly 233.2 feet to an Iron Pin; thence Westwardly 106.3 feet to an Iron Pin in the Easterly line of Lot No. 5; thence with the line between said Lot Nos. 4 and 5; thence Southwesterly 229.7 feet to the Center of said Old Hydes Ferry Pike; thence with the same, Eastwardly 100 feet to the Beginning.

Karen Johnson Davidson County
Batch# 401009 DEEDQC
05/15/2020 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200515-0050715

Being the same property conveyed to Richard Biggs, by Special Warranty Deed from Deutsche Bank National Trust Company, as trustee for the Registered Holders of CDC Mortgage Capital Trust 2003-HE4, Mortgage Pass-through Certificates, Series 2003-HE4, a corporation, of record in Instrument No. 20080730-0077738, in the Register's Office of Davidson County, Tennessee, dated July 22, 2008 and recorded on July 30, 2008.

Being the same property conveyed to Wanda Bowman, an unmarried women and Richard Biggs, an unmarried man as Joint Tenants with Right of Survivorship, by Quitclaim Deed from Richard Biggs, unmarried, of record in Instrument No. 20100430-0033061, in the Register's Office of Davidson County, Tennessee, dated April 29, 2010 and recorded on April 30, 2010.

Further, being the same property conveyed to Richard Biggs, an unmarried man, by Quitclaim Deed from Wanda Bowman, an unmarried women, of record in Instrument No. 20110131-0008198, in the Register's Office of Davidson County, Tennessee, dated January 31, 2011 and recorded on January 31, 2011.

This is Improved Property commonly known as: **5074 Old Hydes Ferry, Nashville, TN 37218**

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

IN WITNESS WHEREOF, has hereunto set their signatures, on this, the 5th day of MAY, 2020.

Wanda Bowman

Wanda Bowman

Betty Frances Harbin

Betty Frances Harbin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wanda Bowman and Betty Frances Harbin**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 5th day of MAY, 2020.

NOTARY PUBLIC

My commission expires: 7-17-23

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY