RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 425441 DEEDQC
06/24/2020 12:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200624-0068198

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $0.00.

Casey Walter Riggs
Affiant

Sworn to and subscribed before me this 19th day of June, 2020.

Notary Public

My Commission Expires: May 7, 2024

NICOLE PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/07/2024 DAVIDSON COUNTY

(SEAL)

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, OR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

## QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Casey Walter Riggs and Bailey Rae Bleeker<br>3506 Franklin Pike<br>Nashville, TN 37204 | New Owners | 118-11-0-163.00 |

This Indenture is made on this 6th day of March, 2020 by and between **CASEY WALTER RIGGS,** hereinafter referred to as **GRANTOR**, and **CASEY WALTER RIGGS AND BAILEY RAE BLEEKER, HUSBAND AND WIFE,** hereinafter referred to as **GRANTEE.**

**GRANTOR**, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE** all its interest in the following described real estate, situated in the County of Davidson State of Tennessee:

**Land in the 25th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of the property shown on the State of Tennessee right of way plan project U-006-2(11) sheet 1, and The John Brown property recorded in instrument no. 20121119-0106380, register's office for said county, more particularly Described as follows: beginning at the Northwest corner of the David hart property of record in instrument no. 200404120040995, on The Easterly right of way of the frontage road leading to Franklin Pike, said point being North 38 degrees 04 minutes 19 seconds East 163.55' feet from a highway monument on said right of way; thence North 38 degrees 04 minutes 19 seconds East, 1.37 feet; thence crossing said frontage road, South 85 degrees 01 minute 56 seconds West, 121.21 feet to a point located approximately 1 foot East of an existing controlled access fence; thence generally following said fence and 1 foot East thereto North 29 degrees 14 minutes 15 seconds East, 39.03 feet; thence continuing with said fence North 39 degrees 29 minutes 39 seconds East, 233.40 feet; thence South 80 degrees 34 minutes 35 seconds East, 15.20 feet thence North 32 degrees 25 minutes 27 seconds East 263.16 feet to a highway monument in the Westerly right of way of I-65; thence with said right of way South 28 degrees 40 minutes 05 seconds East 234.51 feet to an iron pin; thence South 28 degrees 41 minutes 01 seconds East** 208.00 feet; thence leaving

**said I-65 South 85 degrees 01 minutes 56 seconds West 417.60 feet to the point of beginning. Total acreage is approximately 2.44 acres.**

**Being the same property conveyed to Casey Walter Riggs, a married man by Quitclaim deed from Casey Walter Riggs, a formerly single man, joined by spouse Bailey Rae Bleeker of record in Instrument No. 20190620-0059817 Register's Office for Davidson County, Tennessee, dated June 13, 2019 and recorded on June 20, 2019.**

This is improved property known as 3506 Franklin Pike, Nashville, TN 37204.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 19th day of June, 2020.

**GRANTOR:**

Casey Walter Riggs

**CASEY WALTER RIGGS**

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

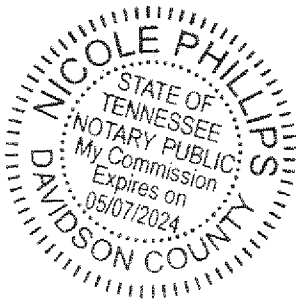
Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, **CASEY WALTER RIGGS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2020.

Nicole Phillips

Notary Public

My Commission Expires: May 7, 2024



**TRUE COPY CERTIFICATION**

I, JILL KUMMER, 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.

Jill Kummer

Jill Kummer

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, LISA HODGES, a notary public for this county and state, JILL KUMMER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 02/26/2024

