THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 428074 DEEDQC
06/29/2020 12:03:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200629-0070097

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(3)(A)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
William Ritchie Pigue, et ux 534 Gay Winds Dr. Mt. Juliet, TN 37122	Same	096-11-0-135.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of creating a tenancy by the entirety, WILLIAM RITCHIE PIGUE, a married person, by these presents does hereby remise, release and quitclaim unto WILLIAM RITCHIE PIGUE and wife, LINDA SUE PIGUE, their heirs and assigns, all of his right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hickory Bend, Section I, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from HICKORY BEND CONSTRUCTION COMPANY, INC., a Tennessee corporation, to HERBERT H. PIGUE and wife, MILDRED C. PIGUE, dated September 16, 1963, of record in Book 3618, Page 247, said Register's Office. MILDRED C. PIGUE died on or about February 4, 1981 and title vested in HERBERT H. PIGUE as the surviving Tenant by the Entirety. HERBERT H. PIGUE died intestate on or about March 5, 1984. See Affidavits of Heirship of record in Instrument No. 20200622-0066686 and Instrument No. 20200622-0066687, said Register's Office.

This is improved property known as 603 Truxton Drive, Nashville, Tennessee 37214.

It is the express intention of WILLIAM RITCHIE PIGUE to create an estate by the entireties in himself and his wife, LINDA SUE PIGUE, in and to the entire interest previously held by him in the above described real property in accordance with the provisions of T.C.A. Section 66-1-109.

This instrument and the interest hereby released and quitclaimed is subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and, no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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 15 day of June 2020.

CINDY MAYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

William Ritchie Pigue
WILLIAM RITCHIE PIGUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, WILLIAM RITCHIE PIGUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15 day of June 2020.

Cindy Mayle
Notary Public

My Commission Expires: 5-2-22