Karen Johnson Davidson County
Batch# 437492 DEEDQC
07/14/2020 02:40:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200714-0077038

THIS INSTRUMENT PREPARED BY:

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

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
William Ritchie Pigue, Co-Trustee 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 other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

WILLIAM RITCHIE PIGUE and wife, LINDA SUE PIGUE,

by these presents do hereby remise, release and quitclaim unto

WILLIAM RITCHIE PIGUE and LINDA SUE PIGUE, as Co-Trustees of the William Ritchie Pigue and Linda Sue Pigue Tennessee Community Property Trust dated July 14, 2020,

their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of their right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, 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 Quitclaim Deed from WILLIAM RITCHIE PIGUE, a married person, to WILLIAM RITCHIE PIGUE and wife, LINDA SUE PIGUE, dated June 15, 2020, of record in Instrument No. 20200629-0070097, said Register's Office.

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

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

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 conveyed 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 our hands this 14 day of July 2020.

William Ritchie Pigue
WILLIAM RITCHIE PIGUE

Linda Sue Pigue
LINDA SUE 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 purposes therein contained.

WITNESS my hand, at office, this 14th day of July 2020.

Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LINDA SUE 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 she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July 2020.

Notary Public

My Commission Expires: 5/9/23

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY