This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

Karen Johnson Davidson County
Batch# 469795 DEEDWARR
09/03/2020 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200903-0100816

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| GRANT E. BIGGERSTAFF, Trustee<br>CLAUDIA L. BIGGERSTAFF, Trustee<br>BIGGERSTAFF REVOCABLE LIVING TRUST<br>dated September 1, 2020<br>5141 Pritchett Drive<br>Nashville, TN 37220 | SAME | Map 160-04<br>Parcel 184 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this September 1, 2020.

Notary Public

My Commission Expires: 01-04-2021

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, GRANT E. BIGGERSTAFF and CLAUDIA L. BIGGERSTAFF, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to GRANT E. BIGGERSTAFF and CLAUDIA L. BIGGERSTAFF, TRUSTEES of the BIGGERSTAFF REVOCABLE LIVING TRUST, dated September 1, 2020, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 1st day of September, 2020.

By: _____
GRANT E. BIGGERSTAFF

_____
CLAUDIA L. BIGGERSTAFF

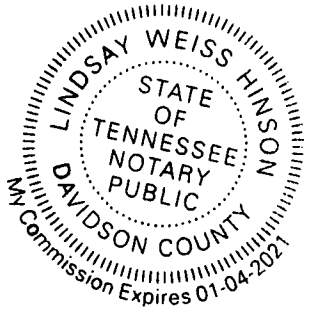
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GRANT E. BIGGERSTAFF and CLAUDIA L. BIGGERSTAFF, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 1st day of September, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____



## Exhibit A

## Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 63 on the Plan of Brentview Hills, Section 7, as of record in Book 4175, Page 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David K. Glisson and wife, Lee Ann Glisson, by Deed from Dunn & Dunn Construction Company, a partnership, of record in Book 4665, Page 712, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

5:00 REGISTER TN

Being the same property conveyed to GRANT E. BIGGERSTAFF and CLAUDIA L. BIGGERSTAFF, husband and wife, by Warranty Deed of record from DAVID K. GLISSON and LEE ANN GLISSON, husband and wife, in Book Number 10516, Pages 171-174, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 5141 Pritchett Drive Nashville, Tennessee 37220.

## Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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.

James M Adcox III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
*Notary's Name*

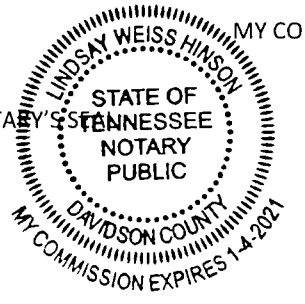
state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
*Notary Signature*

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).