This instrument prepared by:
David T. Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 481259 DEEDQC
09/23/2020 09:00:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200923-0108982

Address of New Owner:
Thomas J. Wiggins and
Marilyn June Wiggins
Revocable Living Trust
4346 Lavergne Couchville Pike
Antioch, TN 37013

Send Tax Bills to:
Same as new owner

Map/Parcel No:
165-00-0-048.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, Thomas Wiggins and June Wiggins, hereinafter called Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto the Thomas J. Wiggins and Marilyn June Wiggins Revocable Living Trust, hereinafter called Grantee, its heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Further being the same property conveyed to Thomas Wiggins and wife, June Wiggins, by Warranty Deed from Anthony J. Riley, unmarried, dated February 2, 2016, of record in Instrument No. 20160203-0010525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property, known as 4302 LaVergne Couchville Pike, Antioch, Tennessee 37013.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 18th day of September, 2020.

Thomas Wiggins, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Thomas Wiggins, with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2020.

Notary Public

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

My Commission Expires: 2/21/22

June Wiggins, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared the within named Grantor, June Wiggins, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2020.

Notary Public

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

My Commission Expires: 2/21/22

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Thomas J. Wiggins and Marilyn June Wiggins
Revocable Living Trust

By: Marilyn June Wiggins
Grantee

Subscribed and sworn to before me this 18 day of September, 2020.

Sara Denman
Notary Public

My Commission Expires: 2/21/22

SARA DENMAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A: LEGAL DESCRIPTION

Land situated in Antioch, Davidson County, Tennessee, bounded and being more particularly described as follows, to-wit:

Beginning at an iron rod set on the westerly margin of LaVergne Couchville Pike, said iron rod set being the northeast corner of the herein described Tract 1, and said iron rod set also being the southeast corner of the herein described Tract 2;

Thence, westerly with the northerly boundary line of the herein described Tract 1, N82° 13'16"W, 634.03' to an iron rod set on the easterly boundary line of the Jose Manuel Teran-Camacho property as of record in Instrument #20141229-0118168, (R.O.D.C., TN), said iron set being the northwest corner of the herein described Tract 1, and said iron rod set also being the southwest corner of the herein described Tract 2;

Thence, northerly with the easterly boundary line of the Jose Manuel Teran-Camacho property as of record in Instrument #20141229-0118168 (R.O.D.C, TN), N13°04'01", 196.60' to an iron rod found, said iron rod found being the southwest corner of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771, (R.O.D.C., TN), and said iron rod also being the northwest corner of the herein described Tract 2;

Thence, easterly with the southerly boundary line of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771 (R.O.D.C., TN), S82°06'13E, 629.14' to a concrete monument found on the westerly margin of LaVergne Couchville Pike, said concrete monument found being the southeast corner of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771, (R.O.D.C., TN), and said concrete monument found also being the northeast corner of the herein described Tract 2;

Thence, southerly with the westerly margin of LaVergne Couchville Pike, S11°40'09"W, 194.92' to the point of beginning.

For information purposes only: prior deed references subject property to contain 123,244 square feet or 2.83 acres, more or less.