Karen Johnson Davidson County
Batch# 622865 DEEDWARR
04/27/2021 09:36:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210427-0055715

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste.
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 105 14 0C 710.00

# WARRANTY DEED

Property Address & New Owner:
RANDAL P. HIGGS or
KATHY S. HIGGS, Trustees of the
HIGGS REVOCABLE LIVING TRUST
2310 Elliott Avenue Unit 710
Nashville, TN 37204

Mail Tax Statement to:
Randal P. Higgs
Kathy S. Higgs
454 Bear Creek Pike
Columbia, TN 38401

The GRANTORS, **RANDAL P. HIGGS and KATHIE S. HIGGS, also known as KATHY S. HIGGS, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

**RANDAL P. HIGGS or KATHY S. HIGGS, Trustees of the HIGGS REVOCABLE LIVING TRUST, dated February 4, 2015**

The HIGGS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

BEING Unit No. 710 of The Park at Melrose Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to RANDAL P. HIGGS and KATHIE S. HIGGS, also known as KATHY S. HIGGS, husband and wife, by Warranty Deed of record at Instrument No. 20200615-0061076 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee; and any covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th day of April, 2021, by the undersigned.

**RANDAL P. HIGGS**

**KATHIE S. HIGGS**

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RANDAL P. HIGGS** and **KATHIE S. HIGGS,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: _____

J. CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 03-13-2022

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).**

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Kathrine S. Hopp

**AFFIANT**

Subscribed and sworn to before me this 9th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: J. CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm. Exp. 03-13-2022