Batch# 647075 DEEDQC
06/01/2021 12:33:20 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210601-0073097

Steve Rick Lot Beside me & Judy

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Jay Wiggs, Affiant
Subscribed and sworn before me this the
1 Day of June, 2021.
Brandi Wen, Deputy Register

The Larry H. Wiggs Revocable Living Trust dated Oct 28, 2020 will own 100% of this property

* Please Remove Elkins, Stephen and Walker, Rickey L

Quitclaim Deed

SEND Tax Bills to:
Larry Wiggs
7013 Westbelt Dr
Nashville, TN
37209

RECORDING REQUESTED BY Larry Wiggs
AND WHEN RECORDED MAIL TO:
The Larry H. Wiggs Revocable Living Trust, Grantee(s)
7013 Westbelt Dr.
Nashville, TN 37209
Consideration: $ 1.00
Property Transfer Tax: $ 2.00 Fee
Assessor's Parcel No.: 012-00 user Acct# 066 00001200
PREPARED BY: Larry Wiggs certifies herein that he or she has prepared this Deed.

Signature of Preparer

12-20-2020
Date of Preparation

Larry Wiggs
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on X 1-13-2021 in the County of Davidson, State of Tennessee
by Grantor(s), Steve Elkins : 5122 Herschel Spears Circle, Brentwood, TN 37027
whose post office address is Rick Walker 574 Midway Circle, Brentwood, TN 37027
to Grantee Larry H. Wiggs Trustee of the Larry H. Wiggs Revocable Living Trust, dated October 28, 2020
whose post office address is 7013 Westbelt Dr. Nashville, TN 37209

WITNESSETH, that the said Grantor(s), Steve Elkins & Rick Walker,
for good consideration and for the sum of # 1.00
($ ONE) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

© SmartLegalForms

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Print Name of Grantor: Ricky L Walker

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s): Cindee H. Lambo

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable): Stephen D Elkins

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s): Cathy J. Cooper

GRANTEE(S):

Signature of Grantee: Larry H. Wiggs, Trustee of the Larry H. Wiggs Revocable Living Trust dated October 28, 2020

Print Name of Grantee: Larry H. Wiggs Trustee of the Larry H. Wiggs Revocable Living Trust

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s): Roger Shepard

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable): Dated October 28, 2020.

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s): Elizabeth Dye

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 12-20-2020, before me, Jordan Wiggs, a notary public in and for said state, personally appeared, Ricky Walker, Stephen D Elkins, Cathy J Cooper, Cindee H. Lambo, Larry Wiggs, Roger Shepard, Elizabeth Dye who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Jordan Wiggs my commission expires 10/2/23.

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID _____ (Seal)

JORDAN WIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Remove Elkins / Walker.
The Larry H Wiggs Revocable Living Trust dated Oct 28, 2020 will own 100% of this Property

Exhibit "A"

MAP 066
Sub 00
Sub 0
Parcel 0.12.00

user Account 066 0000 1200

Legal Description - S. of River Trace W. of Back Creek Rd.
Total Land 0.07

* SOT

GIS Ref 36.210431 #20170516-0048487
GIS Ref -86.969625

I paid this one on 2-27-17
We need to Quitclaim Back to Larry Wiggs

●●●○○ AT&T LTE 1:18 PM

Done

25 of 26

This is what Steve got to pay

I have paid

1200

Printed Date: 10/11/2017 EGOV
ACCOUNT # 066000001200
BILL # 2017-58940

2017 REAL PROPERTY TAX STATEMENT

Owner Address
ELKINS, STEPHEN & WALKER, RICKEY L
574 MIDWAY DR
BRENTWOOD, TN 37027

Property Address
RIVER TRCE

Classification
Residential

Subdivision
0 RIVER TRACE W OF BACK CREEK RD

Acres	Council District
0.07	1

Land Value
Total Value
Assessed Value
Tax Rate
Base Tax

Your taxes are distributed as follows:

Fund Description	Rate	GSD Tax	USD Tax	Amount
GSD GENERAL FUND	1.23850	$ 50.59	$ 0.00	$ 50.59
GSD DEBT SERVICES	0.45450	18.56	0.00	18.56
GSD SCHOOL DEBT SERVICE	0.18500	7.56	0.00	7.56
GSD SCHOOL GENERAL PURPOSE	0.85100	34.77	0.00	34.77
GSD FIRE PROTECTION	0.05200	2.12	0.00	2.12
Total Rate Tax	2.7850	$ 113.60	$ 0.00	$ 113.60

Payment History

Original Tax Due 113.60
Adjustments 0.00
Interest Accrued 0.00
Previous Base Tax Payments 0.00
Previous Interest Payments 0.00