Karen Johnson Davidson County
Batch# 675333 DEEDQC
07/12/2021 03:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210712-0093495

This Document Prepared By
The Brassel Firm, PLLC
205 Van Buren Street, Suite 112
Nashville, TN 37208

Mail Tax Statements To:
Ms. Emma Ruth Rigby, Trustee
505 Purnell Drive
Nashville, TN 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged., EMMA RUTH RIGBY, the GRANTOR,

Whose mailing address is 505 Purnell Drive, Nashville, TN 37211;

hereby conveys and quitclaims to

EMMA RUTH RIGBY, as Trustee of THE EMMA RUTH RIGBY LIVING TRUST, U/A dated July 8, 2021, the GRANTEE,

Whose mailing address is 505 Purnell Drive, Nashville, TN 37211;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 505 Purnell Drive, Nashville, TN.

Assessor's Parcel Number: 14716001100

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 8th day of July, 2021.

Emma Ruth Rigby

EMMA RUTH RIGBY

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 8th day of July, 2021, before me, the undersigned, personally appeared EMMA RUTH RIGBY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Breauna N Murphy

NOTARY PUBLIC

My commission expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

Land in Davidson County, Tennessee, Being Lot No. 12 on the Plan of Whispering Hills, Section 5, of Record in Book 3300, Page 11, Register's Office for said County.

Said Lot No. 12 Fronts 110.0 feet on the southerly margin of Purnell Drive and extends back 161.4 feet on the easterly line and 191.0 feet on the westerly line to a broken line in the rear, measuring 161.4 feet thereon

BEING the same property conveyed to Emma Ruth Rigby by a deed dated December 18, 2013 and recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20140109-0002423.

and more commonly known as 505 Purnell Drive, Nashville, TN.

TAX PARCEL NUMBER: 14716001100

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2021.

Notary's Signature

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

My Commission Expires: 05/05/2025

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Certification of Electronic Document

I, Alandis Kyle Brassel, do hereby certify that I am a licensed attorney and/or the Custodian of the electronic version of the attached document executed on July 8, 2021, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Breauna N. Murphy, a notary public for this county and state, Alandis Kyle Brassel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

My Commission Expires: 05/05/2025