Karen Johnson Davidson County
Batch# 675429 DEEDQC
07/13/2021 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210713-0093712

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
1-12742-RR

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
James S. Higgins, Richard D. Pilpionis and Benjamin J. Miller 525 4th Avenue South Nashville, TN 37210	New Owner	116-021.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public

My Commission Expires: 7/9/2024
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **James S. Higgins and Richard D. Piliponis,** hereinafter referred to as the Grantors, has this day quitclaim unto **James S. Higgins, married, Richard D. Piliponis, married and Benjamin J. Miller, married,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Sumner County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of John Nelson's Addition as of record in Book 2, Page 182, Register's Office for said County, and part of Lot No. 10 on the Plat of James W. Hamilton's Subdivision of Lot Nos. 31, 32, etc., in said Nelson's Addition as of record in Plan Book 1, Page 101, Chancery Court at Nashville, described as follows:

Beginning at the Northwest corner of Second Avenue South, formerly Market Street and Hart Street, formerly Tutwiler Avenue; thence with the Westerly margin of Second Avenue South, Northwardly 96 feet, more or less, to the Southeast corner of the property conveyed to Clarence Taylor and wife, by deed from J.U.G. Rich and wife, of record in 742, Page 277, said Register's Office; thence with said Taylor's Southerly line, Westwardly 127 feet more or less, to the Easterly margin of an alley; thence with said alley, Southwardly 12 feet, more or less, to the Northerly margin of Hart Street; thence with said street, Eastwardly 15 feet, more or less, to the beginning.

Being the same property conveyed to James S. Higgins and Richard D. Piliponis by Warranty deed from Hamidreza Parsa, a married man and Javad Salimi, a married man of record in Instrument No. 20210610-0078052 Register's Office for Davidson County, Tennessee, dated June 07, 2021 and recorded on June 10, 2021.

This is improved property known as: **1267 2nd Ave. South, Nashville, TN 37210**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

IN WITNESS WHEREOF, this instrument has been executed this the 8th day of July 2021.

GRANTORS:

James S. Higgins

Richard D. Piliponis

STATE OF TENNESSEE
COUNTY OF Davidson

JM

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the James S. Higgins and Richard D. Piliponis within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 8th day of July 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2021.

Affiant Signature

July 9, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature
My Commission Expires: 11-6-2024

Notary's Seal

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY