Karen Johnson Davidson County
Batch# 709803 DEEDQC
09/03/2021 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210903-0118849

THIS INSTRUMENT PREPARED BY:
Jennifer S. Ghanem, Esq.
Keller, Turner, Andrews & Ghanem, PLLC
20 Music Square West, Suite 200
Nashville, TN 37203

MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: ~~$-0-~~

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2021.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Tyler Riggs 6116B Louisiana Ave Nashville, TN 37209	New Owner	091-09-0-183.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **TYLER RIGGS AND RIGGS REALTY GROUP, an Oklahoma limited liability company** ("Grantors"), by these presents, does hereby quitclaim and convey unto **TYLER RIGGS, MARRIED,** and heirs, successors and assigns ("Grantee"), all of Grantors rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 544 Stevenson Street Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 544 Stevenson Street Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210409-0047591, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Tyler Riggs and Riggs Realty Group, an Oklahoma limited liability company by Warranty Deed from George N. Curran, of record in Instrument No. 20210510-0062774, in the Register's Office of Davidson County, Tennessee, dated May 5, 2021 and recorded on May 10, 2021.

This is improved property known as: **546 Stevenson Street, Nashville, TN 37209**

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

[SIGNATURES ON THE FOLLOWING PAGE]

Witness my hands this 23 day of July, 2021, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTORS:

RIGGS REALTY GROUP, LLC

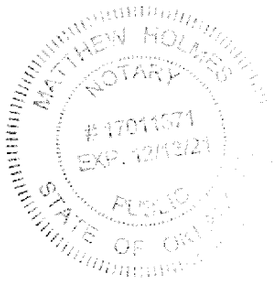
Mark A. Riggs, Sole Member

Tyler Riggs

STATE OF Oklahoma)
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARK. A. RIGGS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **SOLE MEMBER of RIGGS REALTY GROUP**, the within named bargainor, a Oklahoma limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as **SOLE MEMBER**.

Witness my hand and official seal at office this 23 day of July, 2021.



Notary Public
My Commission Expires: 12/13/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TYLER RIGGS.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of August, 2021.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or 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 6/30/2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 5, 2025

NOTARY'S SEAL

