Karen Johnson Davidson County
Batch# 752174 DEEDQC
11/09/2021 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211109-0149736

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. x Herbert Ligon Affiant Subscribed and sworn to before me, this 1st day of November, 2021. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Patricia Ligon 4300 Iroquois Avenue Nashville, TN 37205	Send Tax Bills To: New Owner 4300 Iroquois Avenue Nashville, TN 37205	Map-Parcel Information: 130-070-06900 & 7000 130-070-06900 +7000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HERBERT LIGON (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto PATRICIA LIGON, her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 4300 Iroquois Avenue, Nashville, Tennessee and unimproved property located at 4304 Iroquois Avenue, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2021.

x Herbert Ligon
HERBERT LIGON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Herbert Ligon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of November, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Tract One:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 153 on the Plan of Part of Royal Oaks Land Co.'s Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at the northeasterly corner of Iroquois Place, formerly 8th Street, and Lynwood Boulevard; thence with the northerly margin of said Place, westwardly 153.7 feet to the southeast corner of the property conveyed to Theodora Scruggs, et al., by deed from Bransford Realty Company, of record in Book 1081, page 645, said Register's Office; thence with said Scruggs easterly line, northwardly 269 feet to the southerly line of Lot 152; thence with said line eastwardly 221 feet to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly, 295.8 feet to the beginning.

Being the same property conveyed to Herbert Ligon and wife, Patricia Ligon, by deed from Pinnacle National Bank, of record in Instrument No. 20090724-0069812, Register's Office for Davidson County, Tennessee.

Tract Two:
Land in Davidson County, Tennessee, in the City of Belle Meade, being the westerly part of Lot No. 153 on the Plan of part of Royal Oaks Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a loan survey prepared by Hal R. Swann, Jr.,Surveyor, Nov. 13, 1954, as follows:

Beginning at the northeast corner of Iroquois Place, formerly 8th Street, and Royal Oaks Avenue; thence with the northerly margin of said Place, eastwardly 150 feet to the southwest corner of the property conveyed to S. A. Francescon and wife, by deed from Bransford Realty Co., of record in Book 1149, page 269, said Register's Office; thence with said Francescon's westerly line northwardly 272.5 feet to the southerly line of Lot No. 152; thence with said line, westwardly 158.5 feet to the easterly margin of Royal Oaks Avenue; thence with said Avenue, southwardly 268 feet to the beginning.

Being the same property conveyed to Herbert Ligon and Patricial Ligon by deed from John Russell Justice, of record in Instrument No. 20120120-0005725, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/1/2021

GEORGE E. MUDTER, JR.
Dated 11/1/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/1/2021

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

