Karen Johnson Davidson County
Batch# 805207 DEEDQC
02/14/2022 03:56:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20220214-0017107

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Helen Ruth Crabtree, Charles R. Biggs, James Robert Biggs, and Patrick Wayne Biggs
300 Roscoe St., Goodlettsville, TN 37072-1822

Real Estate Tax ID Number: **02605002200**

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 19 day of August ,20 21 , by and between **Charles R. Biggs, James Robert Biggs, and Patrick Wayne Biggs, all unmarried**, whose post office address is **300 Roscoe St., Goodlettsville, TN 37072,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Helen Ruth Crabtree, Charles R. Biggs, James Robert Biggs, and Patrick Wayne Biggs, all unmarried, Joint Tenants with the Right of Survivorship**, whose post office address is, **300 Roscoe St., Goodlettsville, TN 37072,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

DR1 70946259QC101010209

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 300 Roscoe St., Goodlettsville, TN 37072-1822

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 70946259QC101010309

Helen Ruth Crabtree (SEAL)
Helen Ruth Crabtree

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Helen Ruth Crabtree**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

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

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name: Kimberly Kronick-Worrall
Commission Expiration Date: 09/02/2024

DR1 70946259QC101010409

(SEAL)
Patrick Wayne Biggs

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Patrick Wayne Biggs**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

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

Kimberly Kronick - Worrall
Notary Public

Name: Kimberly Kronick-Worrall

Commission Expiration Date: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 70946259QC101010709

Charles R. Biggs (SEAL)

Charles R. Biggs

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Charles R. Biggs**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

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

Kimberly Kronick-Worrall

Notary Public

Name: Kimberly Kronick-Worrall

Commission Expiration Date: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 70946259QC101010509

202202140017107

James Robert Biggs (SEAL)
James Robert Biggs

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **James Robert Biggs**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

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

Kimberly Kronick Worrall
Notary Public

Name: Kimberly Kronick-Worrall

Commission Expiration Date: 09/02/2024

KIMBERLY KRONICK WORRALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 70946259QC101010609

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Helen Ruth Crabtree **(SEAL)**

Affiant

Subscribed and sworn to before me on this the 19 **day of** August, **20**21.

Kimberly Kronick-Worrall
Notary Public

NAME: Kimberly Kronick- Worrall

My Commission Expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 70946259QC101010809

202202140017107

EXHIBIT A

Legal Description:

Tax Id Number(s): 02605002200

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AND THE WESTERLY 40 FEET OF LOT NO. 2 OF BLOCK "E" ON THE PLAN OF ROSCOE PLACE, GOODLETTSVILLE, TENNESSEE, AS OF RECORD IN BOOK 843, PAGE 72, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 1 AND PART OF LOT NO. 2 FRONT TOGETHER 90 FEET ON THE NORTHERLY SIDE OF ROSCOE STREET AND RUN BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF HUDSON AVENUE, 150 FEET TO A DEAD LINE.

Parcel Identification Number: 02605002200
Commonly Known As: **300 Roscoe St., Goodlettsville, TN 37072-1822**

Being the same property conveyed to Charles R. Biggs, my son, James Robert Biggs, my grandson, and Patrick Wayne Biggs, my grandson, all unmarried , by deed dated March 3, 2021 of record in Deed Instrument/Case No. 20210308-0029747, in the County Clerk's Office

DR1 70946259QC101010909

Tennessee Certification of Electronic Document

I, PETSY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 8/19/2021 (date of document).

Affiant Signature

Aug 23, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of August, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026