Karen Johnson Davidson County
Batch# 832108 DEEDQC
03/31/2022 08:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220331-0037233

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Thomas J. Higgins, Trustee 1103 Eckerton Drive Nolensville, TN 37135	Same	Parcel 172 12 0D 004.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, THOMAS J. HIGGINS, by these presents do hereby quitclaim and convey unto THOMAS J. HIGGINS, TRUSTEE OF THE THOMAS J. HIGGINS REVOCABLE TRUST, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all my right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 15th day of March, 2022.

THOMAS J. HIGGINS

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Thomas J. Higgins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, TN, this 15 day of March, 2022.

Notary Public

EARNEST ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 5, 2022

My Commission Expires:
July 5 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 15th day of March, 2022.

Notary Public

My Commission Expires:
September 8, 2025

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Sept.08, 2025

EXHIBIT A

Being Unit No. A-4, of Section one, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated. Reference is hereby made for a more complete description of said unit

Being the same property conveyed to Thomas J. Higgins and Elaine B. Higgins by deed of record as Instrument #20040514-0056990, re-recorded as Instrument #20040604-0066298, Register's Office for Davidson County, Tennessee, the said Elaine B. Higgins having since died on December 17, 2021.

32643146.1

Certificate of Authenticity

I, Lucretia Albert, 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 March 15, 2022.

Date

Lucretia Albert

Affiant Signature

03/15/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2022.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

202203310037233