Karen Johnson Davidson County
Batch# 844264 DEEDWARR
04/22/2022 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $680.80
20220422-0046866

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TENNESSEE

COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 184,000.00 .

Affiant

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

Notary Public
My commission expires: 1/21/25

DUSTIN LOBATO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2684 TOWNSEND COURT
CLARKSVILLE, TN 37043
File No. 2022-423

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Biggs Investment Group, LLC 713 Spruce Court Bowling Green, KY 42103	New Owner	041-07-0-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael A. Biggs, Administrator of Estate of Kevin Allen Biggs** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Biggs Investment Group, LLC, a Kentucky Limited Liability Company** ("GRANTEE"), his heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, his heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that they is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds it, its heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, his heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2022** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular 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 signed this Instrument as of 15th day of April, 2022.

GRANTOR:

Estate of Kevin Allen Biggs

By: _____
Michael A. Biggs, Administrator

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said State and County, Michael A. Biggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Administrator of the Estate of Kevin Allen Biggs, the within named bargainor, and that such Administrator executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Estate as said Administrator thereof.

Witness my hand, at office, this 15th day of April, 2022.

_____
Notary Signature
My commission expires: 1/21/25

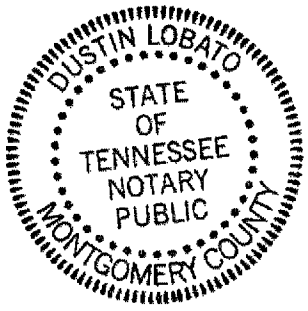


EXHIBIT "A"

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 486, on the Plan of Bellshire Estates, Section "B", as shown on plat of record in Plat Book 2331, Page 128, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 486 fronts 131 feet on the Southeasterly side of Ridgemont Drive and extends back between lines, 314 feet on the Southwesterly line and 354.9 feet on the Northeasterly line, which is a broken line, to a dead line in the rear, measuring 165 feet thereon.

Being the same property conveyed to Kevin A. Biggs, by Warranty Deed from Everett E. Warren and Wife, Sarah G. Warren, of record in Instrument No. 20041005-0119512, in the Register's Office of Davidson County, Tennessee, dated September 30, 2004 and recorded on October 05, 2004. The said Kevin A. Biggs died intestate on June 13, 2021. See Probate Case No. 21P1641, Seventh Circuit Court, Davidson County, Tennessee, specifically the Order for Sale of Realty, filed March 18, 2022.

Property Address: 4021 Ridgemont Drive, Nashville, TN 37207

Certificate of Authenticity

I, Jonathan R. Vinson, 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 April 15 ,2022.

Affiant Signature

April 15,2022
Date

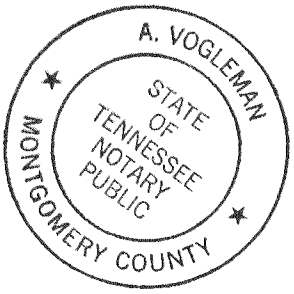
State of Tennessee

County of Montgomery

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

A Vogleman
Notary's Signature

My Commission Expires: Feb 23,25
Date



Notary's Seal (if on paper)