Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 854438 DEEDQC
05/12/2022 03:13:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054997

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
R&T Investments, LLC
818 Fatherland Street 3 Series, P.S.
519 Chester Avenue
Spring Hill, TN 37174

Send Tax Bills To:
New Owner

Map and Parcel No.
082 16 0G 003.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Richard Higgins and Tiffany Higgins, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **R&T Investments, LLC – 818 Fatherland Street 3 Series, P.S.** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit 3, Fatherland Street Railway Station, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No, 20100312-0019171, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **Richard Higgins and Tiffany Higgins, husband and wife**, by Warranty Deed dated December 15, 2017, from **Nathan Andrew Birtwell, unmarried**, recorded in Instrument No. 20171220-0129373 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **818 Fatherland Street 3, Nashville, TN 37206-3723.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 6th day of May 2022.

Richard Higgins

Tiffany Higgins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Richard Higgins**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May 2022.

Notary Public

My Commission Expires:
07/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Tiffany Higgins**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May 2022.

Notary Public

My Commission Expires:
07/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 6th day of May 2022.

Notary Public

My Commission Expires:
07/22/23

JOSHUA TILLMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023