Karen Johnson Davidson County
Batch# 863199 DEEDQC
05/26/2022 02:53:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220526-0061488

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Barbara L. Biggs, Trustee The Barbara L. Biggs Revocable Trust 6148 Mt. Juliet Rd. Hermitage, TN 37076	Same	124 00 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **BARBARA L. BIGGS** (**"Grantor"**) does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **BARBARA L. BIGGS, AS TRUSTEE OF THE BARBARA L. BIGGS REVOCABLE TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded survey of the Odell Binkley, Jr. property by John D. McCormick, dated October 15, 1980 as revised November 15, 1980 more fully described as follows:
>
> Lot No. 5 fronts 163.1 feet along the easterly side of South Mount Juliet Road and extends back 1664.0 feet along the southerly side and 1664.0 feet along the northerly line to a line in the rear measuring 163.1 feet thereon.
>
> Being the same property conveyed to Donny N. Biggs and wife, Barbara L. Biggs by Warranty Deed from Third National Bank in Nashville of record in Book 5804, Page 476, Register's Office for Davidson County, Tennessee. The said Donny N. Biggs passed away on July 11, 2021.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

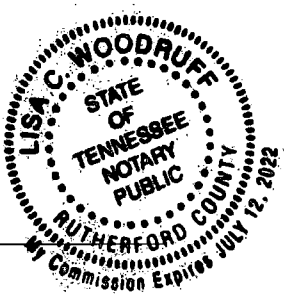
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 26th day of May, 2022.

x Barbara L. Biggs
Affiant

Lisa C Woodruff
Notary Public

My Commission Expires: _____



This is improved property known as 6148 Mt. Juliet Rd., Hermitage, Davidson County, TN 37076.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 26th day of May, 2022.

x Barbara L. Biggs
BARBARA L. BIGGS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA L. BIGGS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of May, 2022.

Lisa C Woodruff
Notary Public

My Commission Expires: _____

