This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
(615) 244-2770
Based on information provided by the parties.
No title search was performed.

Karen Johnson Davidson County
Batch# 864764 DEEDQC
05/31/2022 11:40:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220531-0062549

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Kaleb Lee Briggs 3481 Brinkley Drive Joelton, TN 37080	Same	Map 14 Group 16 Parcel 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0).

AFFIANT

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

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, JAMES LEE BRIGGS, as Administrator of the Estate of Sammie Lee Briggs and James Lee Briggs as heir of Sammie Lee Briggs, Grantor, do hereby transfer and convey unto KALEB LEE BRIGGS, as part of a division and settlement of the Estate of Sammie Lee Briggs, Grantee, all of the right, title and interest of Sammie Lee Briggs, deceased, and of James Lee Briggs, as heir of Sammie Lee Briggs, in and to certain property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of the Plan of Section One, Feltswood, of record in Book 3700, Page 13, Register's Office of said county.

Said Lot No. 4 fronts 158.0 feet on the southerly margin of Binkley Road and extends back 275.0 feet on the easterly line and 280.0 feet the westerly line to a broken line in the rear measuring 149.9 feet thereon.

Being the same property conveyed by Warranty Deed of Sammie Lee Briggs, Jr. to Sammie Lee Briggs, Jr. and wife, Debbie Briggs. The said Debbie Briggs having since died and the said Sammie Lee Briggs having since died on December 10, 2020, said property vested in James Lee Briggs and Kaleb Lee Briggs as surviving heirs at law.

This is improved property located at 3481 Binkley Road, Joelton, TN 37080.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 26th day of May, 2022.

JAMES LEE BRIGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES LEE BRIGGS, the within named bargainor, 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, at office, this 26 day of May, 2022.

Notary Public

My commission expires: 11-3-25

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires Nov. 3, 2025