Karen Johnson Davidson County
Batch# 917543 DEEDWARR
09/16/2022 09:41:32 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20220916-0103372

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

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

Notary Public
My Commission Expires: 1-23-23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: 2022-403

Address of New Owner:	Send Tax Bills to:	Tax Information:
Turnkey Builders LLC	New Owner	
909 Thomas Ave. # D		Property 1: 165-00-0-133-00
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marilyn June Wiggins, Trustee of Thomas J Wiggins & Marilyn June Wiggins Revocable Living Trust

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Turnkey Builders LLC

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Property 1:
Land situated in Antioch, Davidson County, Tennessee, bounded and being more particularly described as follows, to-wit:

Beginning at an iron rod set on the westerly margin of LaVergne Couchville Pike, said iron rod set being the northeast corner of the herein described Tract 1, and said iron rod set also being the southeast corner of the herein described Tract 2; Thence, westerly with the northerly boundary line of the herein described Tract 1, N82°13'16"W, 634.03' to an iron rod set on the easterly boundary line of the Jose Manuel Teran-Camacho property as of record in Instrument #20141229-0118168, (R.O.D.C., TN), said iron set being the northwest corner of the herein described Tract 1, and said iron rod set also being the southwest corner of the herein described Tract 2;

Thence, northerly with the easterly boundary line of the Jose Manuel Teran- Camacho property as of record in

Instrument #20141229-0118168 (R.0.D.C, TN), N13°04'01", 196.60' to an iron rod found, said iron rod found being the southwest corner of the Cheryl Ann Riley property as of record in Instrument #20110901- 0067771, (R.0.D.C., TN), and said iron rod also being the northwest corner of the herein described Tract 2;

Thence, easterly with the southerly boundary line of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771 (R.0.D.C., TN), S82°06'13"E, 629.14' to a concrete monument found on the westerly margin of LaVergne Couchville Pike, said concrete monument found being the southeast corner of the Cheryl Ann Riley property as of record in Instrument #20110901-0067771, (R.0.D.C,, TN), and said concrete monument found also being the northeast corner of the herein described Tract 2; Thence, southerly with the westerly margin of LaVergne Couchville Pike, S11°40'09"W, 194.92' to the point of beginning. For information purposes only: prior deed references subject property to contain 123,244 square feet or 2.83 acres, more or less.

Being the same property conveyed to Thomas Wiggins and wife, June Wiggins by Warranty Deed from Anthony J. Riley, unmarried, dated February 2, and recorded February 3, 2016, of record in Instrument No. 20160203-0010525, Register's Office for Davidson County, Tennessee. Being the further conveyed to the Thomas J. Wiggins & Marilyn June Wiggins Revocable Living Trust by Deed dated September 18, 2020 from Thomas Wiggins and wife, June Wiggins, recorded September 23, 2020, in Instrument Number 20200923-0108982, in the Official Records of Davidson County, Tennessee. The said Thomas Wiggins has since died on 12/14/2020 leaving Marilyn June Wiggins as the surviving spouse & Sole Trustee on behalf of the Trust.
This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 4302 LaVergne Couchville Pike, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
Witness my/our hands this 15th day of September, 2022.

Thomas J Wiggins & Marilyn June Wiggins Revocable Living Trust

Marilyn Irene Wiggins

By Marilyn June Wiggins, Trustee

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public, Marilyn June Wiggins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Trustee of Thomas J Wiggins & Marilyn June Wiggins Revocable Living Trust, the within named bargainor, and that such person as such Trustee, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, TN this 15 day of September, 2022.

Notary Public at Large

My Commission Expires: Aug 15th 2026

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY