Karen Johnson Davidson County
Batch# 952278 DEEDQC
12/16/2022 08:22:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221216-0130178

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Maureen H. Riggs
MAUREEN H. RIGGS, AFFIANT

Subscribed and sworn to before me, this 13th day of December 2022.

Shelley Mason
NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MAUREEN HENDERSHOTT RIGGS, TRUSTEE 2728 Call Hill Road Nashville, TN 37211	New Owner	Map and Parcel No.: 172120B11300CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Maureen H. Riggs, ("Grantor") do hereby quitclaim, transfer and convey unto Maureen Hendershott Riggs, Trustee of the Maureen Hendershott Riggs Revocable Trust, created June 30, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2728 Call Hill Road, Nashville, Tennessee 37211, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 496 on the Plan of the Resubdivision of Lots 495 and 496, Section Seven, Bradford Hills, of record in Book 6050, Page 491, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jesse N. Riggs and Maureen H. Riggs, husband and wife, from John Alan Hancock, a married man, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20170530-0053131. Jesse N. Riggs having since died, leaving Maureen H. Riggs as the surviving tenant.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 13th day of December 2022.

Maureen H. Riggs

Maureen H. Riggs, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Maureen H. Riggs**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of December 2022.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

