Karen Johnson Davidson County
Batch# 952612 DEEDQC
12/16/2022 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221216-0130360

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

X _____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF Dec., 2022.

_____ NOTARY PUBLIC

My Commission Expires: 2-5-2025

KARA J. KRANTZ NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 22120004

Address of New Owner
The Larry H. Wiggs Revocable Living Trust, dated October 28, 2020, and Bohan Family Revocable Living Trust Agreement, dated April 3, 2020
7013 Westbelt Drive
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
079-00-0-066.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 13th day of Dec., 2022, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Larry H. Wiggs,** Grantor, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **The Larry H. Wiggs Revocable Living Trust, dated October 28, 2020,** Grantee, its successors in trust, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Westbelt Industrial Park, as of record in Plat Book 6250, Page 796, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Westbelt Drive, the said point being the southeast corner of Lot No. 4 and the northeast corner of Lot No. 3 of Westbelt Industrial Park; thence along the common boundary between Lot Nos. 3 and 4 in a westerly direction, 318.12 feet to a point; thence North 10 degrees 56' West 156.57 feet to a point; thence North 80 degrees 15' East 318.19 feet to a point in the westerly margin of Westbelt Drive; thence along the said margin South 10 degrees 56' East 150.00 feet to the point of beginning, containing 1.12 acres, more or less.

Being the same property conveyed to William H. McMath and Larry H. Wiggs by Warranty Deed from Belz Investment Company, a partnership composed of Phillip Belz and Jack A. Belz, dated 04/15/1987 and recorded on 04/24/1987 at Book 7214, Page 448, and re-recorded on 05/01/1987 at Book 7222, Page 279, Register's Office for Davidson County, Tennessee. William H. McMath and wife, Katie McMath, further conveyed their interest to Burl Haun and wife, Cheryl Haun, and Jeff Bohan and wife, Cheryl Bohan, by Warranty Deed dated 09/01/1993 and recorded on 09/02/1993 at Book 9069, Page 624, RODCT. Cheryl Bohan further conveyed her interest to Jeff Bohan by Quitclaim Deed dated 09/03/1993 and recorded on 09/09/1993 at Book 9075, Page 871, RODCT. Cheryl Haun further conveyed her interest to Burl Haun by Quitclaim Deed dated 09/07/1993 and recorded on 09/09/1993 at Book 9075, Page 873, RODCT. Burl Haun further conveyed his interest to Larry H. Wiggs, a twelve and 50/100 percent (12.5%) interest, and Jeff Bohan, a twelve and 50/100 percent (12.5%) interest, by Warranty Deed dated 01/16/2020 and recorded on 01/16/2020 in Instrument No. 20200116-0005977, RODCT. The interest herein being conveyed is less than 100% (estimated at 62.5%). It is the intention of Grantor to convey any and all interest in the above described real property to Grantee irrespective of the accuracy of said estimate.

This is property generally located:
7013 Westbelt Drive, Nashville, TN 37209

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Larry H. Wiggs,** has caused this instrument to be executed, this the 13th day of Dec., 2022.

X _____
Larry H. Wiggs

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Larry H. Wiggs,** 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.

This the 13th day of Dec., 2022.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

_____
NOTARY PUBLIC
My Commission expires: 2-5-2025

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-13-2022 (date of document).

L. Broner McCoy
Date: 12-13-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 13th day of Dec., 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY