Karen Johnson Davidson County
Batch# 952612 DEEDQC
12/16/2022 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221216-0130361

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 STATE OF TENNESSEE NOTARY PUBLIC 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	Send Tax Bills To:	Tax Information:
The Larry H. Wiggs Revocable Living Trust, dated October 28, 2020	Same	**066-00-0-022.00**
7013 Westbelt Drive		**066-00-0-056.00**
Nashville, TN 37209		**066-00-0-023.00**

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 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:

Parcel 1 (Map/Parcel: 066-00-0-022.00)

Land located in Davidson County, Tennessee, being Lot No. 11 as shown on a drawing incorporated in the deed from C.B. Oglesby to Leslie R. Peek and wife, of record in Book 2093, Page 72, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly right of way line of the Tennessee Central Railroad at a point 250 feet east of the northeast corner of the property conveyed to Grady Proctor from Frank Swint, et al, by deed of record in Book 2092, Page 295, said Register's Office, being also the corner of Lot Nos. 11 and 12 as shown on the said drawing; thence with the southerly line of the said right of way eastwardly fifty feet to the corner of the Lot No. 10 and from this frontage on the said right of way extending back between parallel lines to the low-water mark of the Cumberland River.

Parcel 2 (Map/Parcel: 066-00-0-056.00)

Land located in Davidson County, Tennessee, being Lot Nos. 7, 8, and 9 on the unrecorded plan of C.B. Oglesby Subdivision described according to a survey made by Carl Jackson, Surveyor, dated 03/30/1948, as follows:

Beginning on the southerly margin of the Tennessee Central Railroad right of way at the northeasterly corner of the property owned by Carl Patterson, described in Book 2652, Page 611, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Tennessee Central Railroad right of way eastwardly 142.6 feet to the easterly and westerly lines running southwardly between parallel lines to the low-water mark of the Cumberland River.

Parcel 3 (Map/Parcel: 066-00-0-023.00)

Land located in Davidson County, Tennessee, being Lot No. 10 in the C.B. Oglesby Subdivision at Island Branch fronting fifty feet on the southerly margin of the Tennessee Central Railroad right of way and running back southwardly between parallel lines to the low-water mark of the Cumberland River.

Being the same property conveyed to Larry Wiggs by Warranty Deed from Carl Denver Krantz and wife, Margaret K. Krantz, dated 02/26/2015 and recorded on 03/04/2015 in Instrument No. 20150304-0019004, Register's Office for Davidson County, Tennessee.

This is property generally located:
5747 River Trace, Nashville, TN 37218
5743 River Trace, Nashville, TN 37218
5745 River Trace, Nashville, TN 37218

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 Wiggs,** has caused this instrument to be executed, this the 13th day of Dec., 2022.

Larry Wiggs

STATE OF TN
COUNTY OF Cheatham

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