Karen Johnson Davidson County
Batch# 952612 DEEDQC
12/16/2022 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221216-0130362

STATE OF TENNESSEE }
COUNTY OF Cheatham }

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

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
The Larry H. Wiggs Revocable Living Trust, dated October 28, 2020, and Stephen Elkins and Rickey L. Walker
7013 Westbelt Drive
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
066-00-0-017.00

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:

Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly right of way of the Tennessee Central Railroad 875 feet east of the railroad bridge over Island Branch; thence southwardly to the low water mark of Cumberland River; thence with same eastwardly 225 feet to E. Rice's southwest corner; thence with said Rice's westerly line northwardly to said southerly right of way line of the Tennessee Central Railroad; thence with the same westwardly 225 feet to the beginning.

Being the same property conveyed to Larry Wiggs, Stephen Elkins and Rickey L. Walker by Warranty Deed from Thomas E. Rogers, Jr. Revocable Trust dated 08/30/2016 and recorded on 09/07/2016 in Instrument No. 20160907-0093833, Register's Office for Davidson County, Tennessee.

This is property generally located:
5761 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.

X _____
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.

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

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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