Karen Johnson Davidson County
Batch# 952612 DEEDQC
12/16/2022 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221216-0130364

STATE OF TENNESSEE }
COUNTY OF Cheatham }

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

Larry Wiggs
AFFIANT

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

Kara Krantz
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:
Jonathan L. Wiggs	Same	**066-00-0-014.00**
7013 Westbelt Drive		**066-00-0-013.00**
Nashville, TN 37209		

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 **Jonathan L. Wiggs,** Grantee, his heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Tract I

Land located in the 13th Civil District of Davidson County, Tennessee, and being further described as follows:

Beginning at an iron pin and the same being George Swint's northwest corner and at the right of way of the Tennessee Central Railroad Company's line; thence westerly and with the said right of way of said Railroad Company's line 125 feet to a point; thence southwardly to the low watermark of a water course surrounding Gar's Island; thence northerly and with Swint's line _____ feet to the place of beginning.

Tract II

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

Beginning at a point on the southerly right of way line 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 the same, eastwardly 65 feet to a point 160 feet west of E. Rice's southwest corner; thence northwardly to the southerly right of way line of the Tennessee Central Railroad; thence with the same, westwardly 65 feet to the beginning.

Being the same property conveyed to Jonathan L. Wiggs by Warranty Deed from Randy Proctor dated 08/31/2006 and recorded on 09/07/2006 in Instrument No. 20060907-0110645, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Larry Wiggs by Quitclaim Deed from Jonathan Wiggs, aka Jonathan L. Wiggs, dated 11/06/2014 and recorded on 11/06/2014 in Instrument No. 20141106-0102689, RODCT.

This is property generally located:
5765 River Trace, Nashville, TN 37218
0 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

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 Krantz

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