QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF MARCH, 2023.

Notary Public

Date of Expiration: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ian Patrick Francisco	**Same as Owner**	**050020E12000CO**
(NAME)	(NAME)	
2005 Cone Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 976468 DEEDQC
03/02/2023 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230302-0015140

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Meadow Wiggington, unmarried** ("Grantor")

do hereby quitclaim any interest Grantor may have unto

Ian Patrick Francisco, unmarried ("Grantee")

his heirs, successors and assigns, any and all interest in that certain tract or parcel of land in DAVIDSON

COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 120 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record in Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ian Patrick Francisco, unmarried and Meadow Wiggington, unmarried, tenants in common with right of survivorship from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record as Instrument Number 20220623-0071794, Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

This being improved property known as **2005 Cone Boulevard, Nashville, TN 37207**.

Witness my hand this the 2 day of March, 2023.

Meadow Wiggington

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meadow Wiggington, the within named bargainor, 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, this the 2 day of March, 2023.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **John W Bishop,** 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 this the 2 day of March, 2023.

Affiant Signature
Date 3/2/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026