Karen Johnson Davidson County
Batch# 987340 DEEDWARR
03/31/2023 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20230331-0023579

Warranty Deed

37601

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Affiant Subscribed and sworn to before me, this the 31st day of March, 2023. Notary Public My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dorothy Klopf	New Owner(s)	061-08-0-065.00
4104 Brush Hill Road		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM GREER WIGGINS, BETTY WIGGINS LYNCH, AND JEANNE MARIE WIGGINS, CO-TRUSTEES OF THE MARIE H WIGGINS LIVING TRUST DATED MARCH 14, 2002, AND WILLIAM GREER WIGGINS, EXECUTOR OF THE ESTATE OF MARIE H. WIGGINS,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOROTHY KLOPF, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10, Block 1 on the Plan of A.J. McGaughey's Haysboro Subdivision of record in Book 547, Page 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 10 fronts 100 feet on the westerly side of Brush Hill Road formerly known as Haysboro Drive and runs back between parallel lines 335 feet to a 40 foot road.

Being the same property conveyed to Charles G. Wiggins and wife, Marie H. Wiggins by Warranty deed from Hilry H. Shaffer and wife, Marjorie B. Shaffer of record in Book 3402, page 498, Register's Office for Davidson County, Tennessee, dated June 27, 1962 and recorded on June 29, 1962.

Said Charles G. Wiggins, having died on September 26, 1990, leaving Marie H. Wiggins as surviving tenant.

Being the same property conveyed to Marie H. Wiggins Living Trust dated March 14, 2002 by Quitclaim deed from Marie H. Wiggins of record in Instrument No. 20020320-0034318 Register's Office for Davidson County, Tennessee, dated March 14, 2002 and recorded on March 20, 2002.

Marie H. Wiggins died testate on May 24, 2022. Her estate is filed for Probate in Docket No. 22P1261 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, in which William Greer Wiggins was appointed Executor of the Estate of Marie H. Wiggins on September 8, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4104 Brush Hill Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2023.

Marie H Wiggins Living Trust dated March 14, 2002

By: William Greer Wiggins, Co-Trustee
William Greer Wiggins, Co-Trustee

By: Betty Wiggins Lynch, Co-Trustee
Betty Wiggins Lynch, Co-Trustee

By: Jeanne Marie Wiggins, Co-Trustee
Jeanne Marie Wiggins, Co-Trustee

Estate of Marie H. Wiggins

By: William Greer Wiggins
William Greer Wiggins, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greer Wiggins, Betty Wiggins Lynch, and Jeanne Marie Wiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustees of the Marie H Wiggins Living Trust dated March 14, 2002, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greer Wiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Marie H Wiggins, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/31/23

GEORGE E. MUDTER, JR.
Dated 3/31/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/31/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

