QUITCLAIM DEED

The actual consideration or value for this transfer is $ Zero -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 1st day of JUNE, 2023

NOTARY PUBLIC
My Commission Expires: 11/26/2023

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1010367 DEEDQC
06/02/2023 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230602-0041619

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
WILMA HARRISON RIGGINS 708 Saddle Trail Ct. Hermitage, TN 37076	New Owner	086 03 0 / 013.00

FOR THE PURPOSE OF CHANGING THE VESTING NAME OF MY REAL PROPERTY to reflect my married name of "WILMA HARRISON RIGGINS" and of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **WILMA HARRISON RIGGINS,** un-married, formerly known as **"WILMA H. GRANATO"** the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

WILMA HARRISON RIGGINS the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 19 on the Plan of Saddlebrooke, of record in [plat] Book 6250, page 940, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description

Being the same property conveyed to WILMA H. GRANATO, un-married, by deed from James A. Powell and Larry Powell, dated January 29, 1988 and of record in Book 7459, page 724, Register's Office for Davidson County, Tennessee. Wilma H. Granato having married Charles William Riggins, Jr. on May 6, 1989, and has since been known as Wilma Harrison Riggins. Charles William Riggins Jr. having died December 18, 2016.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 708 Saddle Trail Ct., Hermitage, TN 37076.

Sworn to and Witness my hand this 1st day of JUNE, 2023.

Wilma H. Riggins

WILMA HARRISON RIGGINS
Formerly known as
WILMA H. GRANATO

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, **Leroy Johnston Ellis, IV,** a Notary Public in and for said County and State, the within named WILMA HARRISON RIGGINS f/k/a WILMA H. GRANATO the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 1st day of June, 2023.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/06/2024

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 June 1 2023.

Leroy Johnston Ellis, IV, Affiant

June 1, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 1 day of June, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/Dec/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com