QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1019883 DEEDQC
06/28/2023 08 48 42 AM 2 pgs
Fees $12 00 Taxes $0 00

20230628-0049111

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
GEORGE H. THOMPSON, III, ATTORNEY
1326 ROSA L PARKS BLVD, NASHVILLE, TN 37208

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.:**
Helen Dean **3106 Larkspur Drive** **Nashville, TN 37207**	**SAME**	**Tax Information: 60-3-47**

FOR AND IN CONSIDERATION LOVE AND AFFECTION (and no monetary consideration). I, **JACQUELINE ORR WIGGINS, GRANTOR,** for the purpose of conveying all of my rights, title and interest that I have in the property herein below described to **HELEN DEAN**, by these presents do hereby quitclaim and convey unto the said **HELEN DEAN**, a widow, all of my rights, title, and interests, in property situated in Davidson County, Tennessee. The property is described as follows, to wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One, Oak Park Subdivision, of Record in Book 3600, Page 84, Register's Office for Said County.

Said Lot No. 28 fronts 81 feet on the westerly margin of Larkspur Drive and extends back 221.85 feet on the northeasterly line and 243.20 feet on the southwesterly line to a dead line in the rear, Measuring 129.90 feet thereon.

This conveyance is subject to restrictive covenants of record in Book 3821, Page 343, and Book 3865, Page 403, said Register's Office, and to the matters set forth in the above referenced plan of record.

Being the same property conveyed to Helen Dean from Kawana Miller by Quitclaim Deed of record in instrument Number 20200623-0067276, Register's Office for Davidson County, Tennessee.

THIS IS PROPERTY KNOWN AS 3106 Larkspur Drive, Nashville, TN 37207

JACQUELINE ORR WIGGINS is the mother and heir to Carl Eric Wiggins, Kawana Miller having conveyed away her interest in said property.

IN WITNESS WHEREOF, **JACQUELINE ORR WIGGINS** (Grantor) has hereunto set my signature on the date indicated below.

Jacqueline Orr Wiggins
JACQUELINE ORR WIGGINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 23rd day June, 2023, before me personally appeared **JACQUELINE ORR WIGGINS, GRANTOR,** 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.

George H. Thompson, III
NOTARY PUBLIC

My Commission Expires: 05/05/2025

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is ($-0-) DOLLARS.

Helen Dean
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 23RD day of June, 2023.

George H. Thompson, III
NOTARY PUBLIC

My Commission Expires: 05/05/2025

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson