Karen Johnson Davidson County
Batch# 1026532 DEEDQC
07/14/2023 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230714-0054087

This Instrument Prepared By:
John R. Bradley, Attorney-at-Law
311 East Main, Suite 3
Hendersonville, Tennessee 37075

Send Tax Bill to
New Property Owner:
Kimberly Kay Grimes
5039 Highpoint Road
Pleasant View, Tennessee 37146

Tax Map: 021 00 0

Parcel: 263.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **GLEN D. RODGERS, Executor of the Estate of BETTY F. BIGGS**, Grantor, have this day bargained and sold, and do hereby transfer, convey, and quitclaim unto **KIMBERLY KAY GRIMES**, Grantee, her heirs and assigns, forever, all the Grantor's right, title, and interest in a certain tract of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 10 on the Plan of Potter Estates, Section One, as of record in Book 5050, Page 6.

Said Lot Number 10 fronts 194 feet on the south margin of Rawlings Road and extends back 674 feet on the easterly margin and 674 feet on the westerly margin of said lot to a line in the rear on which it measures 194 feet.

Being the same parcel of land conveyed to Johnny W. Biggs and Betty F. Biggs by deed of record as Instrument Number 00005940-0000001, Register's Office, Davidson County, Tennessee. The said Johnny W. Biggs died in 2020 leaving Betty F. Biggs as the sole owner. Betty F. Biggs died testate in 2022. By Last Will and Testament of record in Docket Number 22P921, Circuit Court for Davidson County, Tennessee, Probate Division, she devised this property to Kimberly Fay Grimes, with a reversionary clause in case of a sale before May 4, 2032.

This conveyance is subject to restrictive covenants, limitations, and conditions as appear of record.

AS A CONDITION OF THIS CONVEYANCE, THIS SHALL NOT BE SOLD BEFORE MAY 4, 2032. OR THE PROPERTY SHALL REVERT TO THE THEN-LIVING LEGAL HEIRS OF BETTY FAYE BIGGS.

IMPROVED PROPERTY: 5051 RAWLINGS ROAD, JOELTON, TN

IN TESTIMONY WHEREOF, witness my hand this the 6th day of July, 2023.

Glen D. Rodgers
GLEN D. RODGERS, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, a Notary Public in and for said State and County, **GLEN D. RODGERS**, Executor, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 6th day of July, 2023.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

DPark
NOTARY PUBLIC

My Commission Expires: 1/31/26

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer is 0.

Kim Rimes
AFFIANT

Subscribed and sworn to before me this the 6th day of July, 2023.

DPark
NOTARY PUBLIC

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **7/06/2023** [DATE].

AFFIANT SIGNATURE

July 6, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **6th** day of **July**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

