Karen Johnson Davidson County
Batch# 1035781 DEEDQC
08/08/2023 11 14 34 AM 6 pgs
Fees $32 00 Taxes $0 00
20230808-0061380

This instrument was prepared by
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Goodlettsville, Tennessee 37070-0335
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ADDRESS NEW OWNER:
Brenda Rie Higgins
1565 Bending River Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Same

MAP/PARCEL:
126 16 0A 651.00

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS by these presents that the undersigned sole heir of Joseph and Barbara Higgins, both deceased, for and in consideration of the sum of zero dollars ($0 00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto herself as the sole lawful heir of the deceased, by operation of statute, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described below·

LAND in Davidson County, Tennessee, being Lot No 522 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as of record in Instrument No 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Joseph Higgins and wife, Barbara J Higgins, by warranty deed from Rochford Realty and Construction Co , Inc., a Tennessee corporation, dated October 2nd, 2009 and recorded in Instrument No 20091013-0094847 Register's Office for Davidson County, Tennessee

The conveyance of the-above-described parcel of land is subject to the following

1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters appearing on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument No 20061101-0135728, Register's Office for Davidson County, Tennessee; and
4 Matters shown on boundary survey of the subject property (and the entire Riverwalk subdivision property) by American Surveying Company titled Adelaide Robb and J M Davis Property dated April 2001, and
5 TVA easement over the easterly portion of the property, and
6. Easement for the flow of the waters of the Harpeth River and rights of the public therein, and

7. Rights of upper and lower riparian owners to the flow of the Harpeth River free from diminution or pollution and the consequence of any past or future change in the location of the Harpeth River, and
8 Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River, and
9 Portion of the subject property lying below the ordinary low water mark of the Harpeth River; and
10 Plan of Newsom Land of record at flat Book 1, Page 25, and in Plat Book I, Page 121, Chancery Court for Davidson County, Tennessee; and
11 Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County, and
12. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County; and
13 Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315, 318 and 324, Register's Office for said County, and
14 Restrictive Covenants and By-Laws of record in Instrument No. 20011105-0121083, Instrument No 20020424-0050565, Instrument No 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, said Register's Office, and
15. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, said Register's Office; and
16 Stormwater Detention Agreements of record in Instrument No 20010919-0101279 and Instrument No. 20021119-0143687, Instrument No. 20040318-0030734 and Instrument No 20040826-0103240, said Register's Office, and
17 Landscape Agreement of record in Instrument No 20010919-0101280, Register's Office for said County; and
18. Charter Right of Way for CSX Transportation Railroad, and
19. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, said Register's Office; and
20 Quitclaim Deed from Riverwalk Development Partners, Inc., a Tennessee corporation to Riverwalk Nashville Homeowners Association, Inc , a Tennessee corporation dated 12-17-2007 of record in Instrument No. 20071220-0145869, said Register's Office, and
21 Agreement for Public Utilities Easement of record in Instrument No 20040812-0097619, said Register's Office, and
22 Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194 and Book 4226, Page 715, said Register's Office; and
23. Charter of Homeowners Association in Instrument No. 20020425-0051371, said Register's Office; and
24 Tennessee Valley Authority Easement of record in Book 4230, Page 987, said Register's Office, and
25. Greenbelt Applications of record in Book 9996, Pages 579, 580 and 581, said Register's Office; and
26. Ingress/Egress Easement as noted in Deed of Trust of record in Instrument No. 20040507-0052414, said Register's Office, and
27. Any adverse claim based upon the assertion that some portion of said land is title or submerged land, or has been created by artificial means or has accreted to such portion so created, and

28. Rights, title and interest, if any, of the State of Tennessee in that part of the land, if any, extending beyond the mean high watermark of the Harpeth River; and
29. Rights of way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land; and
30. Title to that portion of the premises embraced within the bounds of the railroad charter right-of-way; and
31. Easements & incidental rights in any portion of the land lying within any highways, roads, streets, other ways, and
32 Easements & incidental rights in and along the northerly portion of the land reserved for the widening of Newsom Station Road; and
33 Landscape Agreement of record in Instrument No 20010919-0101280, said Register's Office; and
34 Agreement for Dedication of Public Utilities Easement of record in Instrument No 20021125-0145984, said Register's Office; and
35. All matters set forth on the Final plat of Parkview at Riverwalk, Phase 1 of record in Instrument No. 20050215-0016985, said Register's Office; and
36. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

This property is also known as improved property located at 1565 Bending River Drive, Nashville, Tennessee 37221.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises

The undersigned grantor is the only heir at law of the deceased. Being duly sworn she declares as follows:

1. The above-described property was vested in my parents as married individuals with joint right of survivorship.
2. My father, Joseph Higgins, passed on May 22nd, 2015
3 My mother, Barbara Higgins, passed May 27th, 2023.
4. I am the sole child of both of them
5. Upon the passing of my father, title to this property passed to my mother by joint right of survivorship. Upon her passing, title then legally vested with me pursuant Tenn Code Ann § 31-2-103
6 Additionally, my mother, Barbara Higgins, left a will that named me as her sole beneficiary.
7. I am vesting ownership in this property to myself as sole heir and beneficiary of my deceased parents

Witness my hand the 7th day of August 2023.

Brenda Rie Higgins

Brenda Rie Higgins

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th day of August 2023

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed. I, the above listed grantor conveys the real property to the sole heir of the descendants

Brenda Rie Higgins

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th day of August, 2023

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.

This instrument was prepared by
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Being duly sworn, I, Mary Ann Greenough, declares as follows:

I. I am an adult. I am a friend of the Higgins family.

II. I knew Joseph Higgins and Barbara J. Higgins. I know Brenda Rie Higgins, their only child as well.

III. I am of sound mind. I live at 1628 Harpeth Run Drive, Nashville, Tennessee, 37221.

IV. I have personal knowledge of the Higgins real property, located at 1565 Bending River Drive, Nashville, Tennessee.

V. This property was owned by Joseph Higgins and Barbara J. Higgins.

VI. Joseph Higgins passed away on May 22nd, 2015. I knew him for 10 years. He was a resident of Davidson County. When he passed, he was married to Barbara J. Higgins.

VII. Barbara J. Higgins passed away, May 27th, 2023. I knew her for 14 years. She was a resident of Davidson County. When she passed, she had not remarried.SHe was the widow of Joseph Higgins.

VIII. The real property, located at 1565 Bending River Drive, Nashville, Tennessee, was purchased by Joseph Higgins and Barbara J. Higgins in 2009, as husband and wife. Their ownership has been continuous since that time.

IX. Joseph Higgins and Barbara J. Higgins only had one (1) child. That is Brenda Rie Higgins.

X. Further I sayeth not.

In witness whereof, I have executed this Tennessee Affidavit of Heirship pursuant Tenn. Code. Ann. § 30-2-712.

Witness my hand the 7th day of August, 2023.

Mary Ann Greenough

Mary Ann Greenough

SWORN to and subscribed before me this the 7th day of August, 2023.

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY