QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1051906 DEEDQC
09/20/2023 09:25:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230920-0073810

The Actual Consideration Or Value This Transfer Is $10.00.

Brenda J Diggs
Affiant

Sworn And Subscribed To Before Me, This 30 Day Of August, 2023.

(Affix Seal)

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/21/2025

THIS INSTRUMENT WAS PREPARED BY:
George Gilliam, Attorney at Law, The Gilliam Law Firm, PC
800 S. Gay Street, Suite 700, Knoxville, TN 37929

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The Brenda J. Diggs Revocable Living Trust	SAME	Group: 12 P/I: R Parcel: 103.00
3296 Trails End Lane		
Nashville, TN 37214		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA J. DIGGS,** a widow, and with the passing of David O. Diggs, sole owner of said property in fee simple. **BRENDA J. DIGGS** hereinafter called the Grantor, has bargained and sold, and do hereby Quitclaim and convey unto **BRENDA J. DIGGS, Trustee of THE BRENDA J. DIGGS REVOCABLE LIVING TRUST,** a Trust created on 30 day of August, 2023, hereinafter called the Grantee**, his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

The revocable trust described above provides that Grantor has right to use and occupy real or personal property owned by such trust as Grantor's principal residence rent free, without charge, and at no cost (other than the payment of taxes and other costs and expenses specified in the revocable trust or ordered by a court) for life or until such trust is revoked or terminated, whichever occurs first. Grantor intends to qualify the Subject Property as Grantor's residential homestead for the homestead exemption codified in TCA 26-2-301.

This is ( ) unimproved property:

(X) improved property known as: 3296 Trails End Lane, Nashville, TN 37214

Witness my hand this 30 day of August, 2023.

Brenda J. Diggs
BRENDA J. DIGGS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **BRENDA J. DIGGS** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the with instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 30 day of August, 2023.

Teresa R. Lundine
Notary Public

TERESA R LUNDINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 04/21/2023

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $0.00.

EXHIBIT A
PROPERTY DESCRIPTION

Being Lot No. 5, Section One on the Plan of Reelfoot, as of record in Plat Book 5200, Page 641, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benny W. Harris and Wife, Delita C. Harris by deed from Roundtree Homes of record in Deed Book 6343, page 939, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6160, Page 278 and Book 6177, Page 105, Register's Office of said County.

Deed of Conveyance in Book 7322, Page 376 and Book 7322, Page 355, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This being the same property conveyed to David O. Diggs, now deceased, and wife, Brenda J. Diggs from Benny W. Harris and wife, Delita C. Harris via Warranty Deed of record as Instrument Number: 20011129-0130654 in the Register's Office for Davidson County, Tennessee.