This Instrument Prepared by:
Kane & Crowell, PLLC
133 S College St
Lebanon, TN 37087
615-784-4800

From information furnished by the parties

Karen Johnson Davidson County
Batch# 1055993 DEEDQC
10/02/2023 09 00 41 AM 3 pgs
Fees $17.00 Taxes $0 00

20231002-0076904

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Monica Dillard

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this the 25th day of September, 2023

Bryson Eubanks, Notary Public

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

QUITCLAIM DEED

ADDRESS OR NEW OWNERS	SEND TAX BILLS TO	MAP AND PARCEL.
Monica Gayle Cox, Trustee of the Riggins Family Trust, dated September 25, 2023 2511 Pulley Road Nashville, TN 37214	Monica Gayle Cox, Trustee of the Riggins Family Trust, dated September 25, 2023 2511 Pulley Road Nashville, TN 37214	121 00 0 045.00 and 121 00 0 046.00

FOR NO MONETARY CONSIDERATION, I, **Jimmy Batson Riggins,** by these presents do hereby quitclaim and convey unto **Monica Gayle Cox, Trustee of the Riggins Family Trust, dated September 25, 2023,** all my right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit.

TRACT I: Land lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D McCormick 12-23-76, as follows, to-wit

Beginning at an iron pin in the easterly margin of Pulley Road, said point being the northwest corner of the property conveyed to W T Hall and wife, of record in Book 3924, page 961, said Register's Office, thence south 87 deg 25' east 178.4 feet to a point; thence north 0 deg 44' east 165.0 feet to a point in the easterly margin of Pulley Road, thence along the easterly margin of Pulley Road in a southwesterly direction 247 7 feet to the point of beginning

TRACT II Land lying and being in the 3rd Civil District of Davidson County, Tennessee and described according to a survey made by John B McCormick 12-23-76, as follows, to-wit·

Beginning at an iron pin in the easterly margin of Pulley Road, said point being the northwest corner of the herein described property and the southeast corner of the property conveyed to Cecil E. Waggoner and wife, by deed of record in Book 2741, page 175, Register's Office for Davidson County, Tennessee, thence south 77 deg 46' east 125 2 feet to an iron pin, thence south 2 deg 12' west 43 5 feet to an iron pin, thence south 87 deg. 30' east 703 5 feet to an iron pin, thence south 1 deg. 30' west 1181 5 feet to an iron pin, thence north 87 deg 25' west 277 0 feet to an iron pin, thence north 1 deg 30' east 818.0 feet to an iron pin; thence north 87 deg 25' west 101 2 feet to an iron pin, thence north 1 deg. 30' east 210 6 feet to an iron pin' thence north 87 deg 25' west 462 0 feet to a point, thence north 0 deg 44' east 165 0 feet to a point in the easterly margin of Pulley Road; thence in a northerly direction along the easterly margin of Pulley Road 84 1 feet to the point of beginning

Being the same property conveyed to Jimmy Batson Riggins and wife, Madonna Faye Riggins, by Quitclaim Deed from Stephan D. Karr, Trustee, dated July 27, 1998, of record in Book 7611, Page 192, in the Register's Office for Davidson County, Tennessee Madonna Faye Riggins died on July 26, 2023.

This is improved properties known as 2509 Pulley Road, Nashville, Tennessee 37214 and 2511 Pulley Road, Nashville, TN 37214

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises

Witness by my hand this the 25th day of September, 2023

Jimmy Batson Riggins

Jimmy Batson Riggins

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 25th day of September, 2023, personally appeared before me, Jimmy Batson Riggins, with each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that they executed the same by their own free act and deed

Witness by my hand and official seal

NOTARY PUBLIC, Bryson Eubanks
My Commission Expires 12/07/2024

