Karen Johnson Davidson County
Batch# 1103528 DEEDQC
02/22/2024 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240222-0012193

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 16th day of February, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Cortlandt T. Riggs, Trustee 4011 Copeland Drive Nashville, Tennessee 37215	SAME	116 16 0 037.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cortlandt T. Riggs**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Cortlandt T. Riggs, Trustee of the Cortlandt T. Riggs Living Trust, established by the Revocable Trust Agreement of Cortlandt T. Riggs dated February 16, 2024**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 16th day of February, 2024.

Cortlandt T. Riggs

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 Cortlandt T. Riggs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of February, 2024.

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Evergreen Heights, Part II, as of record in Book 1835, page 19 Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 115 feet on the westerly side of Copeland Drive and runs back 206.3 feet on the north line and 186.9 feet on the south line to a dead line in the rear, measuring 101.3 feet thereon.

Being the same property conveyed to Cortlandt T. Riggs by deed from Joel T. Riggs, of record in Book 6253, page 283, Register's Office for Davidson County, Tennessee.

This is improved property known as 4011 Copeland Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 2/16/24.

2/21/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of February, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

