Karen Johnson Davidson County
Batch# 1112998 DEEDQC
03/20/2024 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019215

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Affiant Sworn to and subscribed before me this 3/19/24 Notary Public Comm Exp.

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL
PARKER WAYNE HIGGINS and ASHLEY ELIZABETH HIGGINS, Trustees		
HIGGINS REVOCABLE LIVING TRUST dated March 12, 2024	SAME AS NEW OWNER	126 15 0B 319.00
6758 Boundary Run		
Nashville, TN 37221		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, PARKER WAYNE HIGGINS and ASHLEY ELIZABETH HIGGINS, husband and wife (Grantors), do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to PARKER WAYNE HIGGINS and ASHLEY ELIZABETH HIGGINS, Trustees of the HIGGINS REVOCABLE LIVING TRUST dated March 12, 2024 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Four, Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006343, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PARKER WAYNE HIGGINS and ASHLEY ELIZABETH HIGGINS, husband and wife, by DUANE KURTIS HIGGINS, a married man, by Quitclaim Deed of record in Instrument No. 20191204-125062, Register's Office for Davidson County, Tennessee.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

The legal description is taken from the prior deed of record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 6758 Boundary Run, Nashville, TN 37221

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on March 12, 2024.

PARKER WAYNE HIGGINS

ASHLEY ELIZABETH HIGGINS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PARKER WAYNE HIGGINS and ASHLEY ELIZABETH HIGGINS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 12, 2024.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 MARCH 12, 2024.

PARKER T. BROWN — Date 3/12/24

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 12 day of March, 2024.

Notary Public

My Commission Expires:

