Karen Johnson Davidson County
Batch# 1179581 DEEDQC
09/10/2024 11:14:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20240910-0069701

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, 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 28th day of August, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Sharon McRedmond Pigott, Trustee 3713 Woodmont Boulevard Nashville, Tennessee 37215	SAME	116 08 0 183.00 105 11 0 259.00 091 16 0 363.00 104 01 0 100.00 103 04 0 297.00 103 04 0 480.00 103 02 0 174.00

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, **Sharon McRedmond Pigott**, 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 **Sharon McRedmond Pigott, Trustee of the Sharon McRedmond Pigott Living Trust, established by the Revocable Trust Agreement of Sharon McRedmond Pigott dated August 28, 2024**, as amended and restated from time to time, and to her 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.

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

WITNESS my hand this 28th day of August, 2024.

Sharon McRedmond Pigott

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 Sharon McRedmond Pigott, 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 28th day of August, 2024.

My Commission Expires:

JEFFEREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

(Sharon M. Pigott and Sharon McRedmond Pigott are one and the same person)

116 08 0 183.00
3713 Woodmont Boulevard, Nashville, Tennessee 37215

Land lying in Davidson County, Tennessee, being part of the north end of Lot No. 2 on the Plan of Henry W. Compton Lands as of record in Plan Book 2, page 58, Chancery Court at Nashville and a plan of the north end of said lot being of record in Book 421, page 53, Register's Office for said County, described as follows:

Beginning at the southerly margin of Woodmont Boulevard 600 feet east from the center of Estes Avenue, formerly Compton Road, being the northeast corner of the property conveyed to Frederic Stugard, Sr., and wife, by deed from Frederic Stugard, Jr., of record in Book 2272, page 159, said Register's Office; thence, with the easterly line of said property South 2 degrees 45 minutes West 360 feet to a point, thence South 86 degrees 30 minutes East 90 feet to a point which is the southwest corner of the property conveyed to John W. McClanahan and wife, by deed from Juliette Craig Duston, et al, of record in Book 2998, page 43, said Register's Office; thence North 2 degrees 45 minutes East 360 feet to an iron pin in the southerly margin of Woodmont Boulevard; thence, with said Boulevard North 86 degrees 30 minutes West 90 feet, more or less to the point of beginning.

Being the same property conveyed to Michael J. Pigott and wife, Sharon McRedmond Pigott, by deed from Christine G. Nelley, of record in Book 9485, page 1, Register's Office for Davidson County, Tennessee.

Michael J. Pigott died on June 29, 2015.

This is improved property known as 3713 Woodmont Boulevard, Nashville, Tennessee 37215.

105 11 0 259.00
618 Benton Avenue, Nashville, Tennessee 37204

Land lying in Davidson County, Tennessee, being Lot No. 22 and the East one- half of Lot No. 21 on the Plan of Vine Hill, of record in Plat Book 161, Page 12, Register's Office for said County.

Being the same property conveyed to Michael J. Pigott and wife, Sharon McRedmond Pigott, by deed from Charles L. Beverly, married, of record as Instrument No. 200140802-0092169, Register's Office for Davidson County, Tennessee.

Michael J. Pigott died on June 29, 2015.

This is improved property known as 618 Benton Avenue, Nashville, Tennessee 37204.

091 16 0 363.00
309 Sentinel Drive, Nashville, Tennessee 37209

TRACT I

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Valley View, Section 3, of record in Book 2330, page 148, Register's Ofiice for Davidson County, Tennessee.

Said Lot No. 96 fronts 60 feet on the westerly side of Sentinel Drive and runs back 128.26 feet on the northerly line and 130. 98 feet on the southerly line to a rear line on which it measures 60 feet.

Being the same property conveyed to Sharon McRedmond Pigott and husband, Michael J. Pigott, by deed from Roger K. Oakes and wife, Merle W. Oakes, of record as Instrument No. 20010309-0022937, Register's Office for Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Valley View, Section 3, of record in Book 2330, page 148, 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 Sharon McRedmond Pigott and husband, Michael J. Pigott, by deed from Roger K. Oakes and wife, Merle W. Oakes, of record as Instrument No. 20010309-0022937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The current year's taxes, which have been assumed by Grantee.
2. Restrictive covenants contained in instrument of record in Book 2446, page 146, and at Book 2746, page 540, Register's Office for Davidson County, Tennessee.
3. Matters shown on the Plan of record in Book 2330, page 148, Register's Office for said County.

Michael J. Pigott died on June 29, 2015.

This is improved property known as 309 Sentinel Drive, Nashville, Tennessee 37209.

104 01 0 100.00
3815 Sentinel Drive, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 11 on the Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Sharon McRedmond Pigott, by deed from Massman Corner Partners, of record in Book 10874, page 66, Register's Office for Davidson County, Tennessee.

This is improved property known as 3815 Sentinel Drive, Nashville, Tennessee 37209.

103 04 0 297.00
3821 Lookout Drive, Nashville, Tennessee 37209

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot 2 on the Final Plat of Valley View Subdivision, Second Revised Section One, Resubdivsion of Lot 45, as of record in Instrument No. 20140319-0022692, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Michael J. Pigott and wife, Sharon McRedmond Pigott, by deed from Preston E. Garraghty, of record in Book 10862, page 820, Register's Office for Davidson County, Tennessee.

Michael J. Pigott died on June 29, 2015.

This is improved property known as 3821 Lookout Drive, Nashville, Tennessee 37209.

103 04 0 480.00
3825 Lookout Drive, Nashville, Tennessee 37209

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot 1 on the Final Plat of Valley View Subdivision, Second Revised Section One, Resubdivsion of Lot 45, as of record in Instrument No. 20140319-0022692, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Michael J. Pigott and wife, Sharon McRedmond Pigott, by deed from Preston E. Garraghty, of record in Book 10862, page 820, Register's Office for Davidson County, Tennessee.

Michael J. Pigott died on June 29, 2015.

This is improved property known as 3825 Lookout Drive, Nashville, Tennessee 37209.

103 02 0 174.00
5518 Vaught Drive, Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Richland Meadows, Section V, as shown on plat of record in Plat Book 2330, page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 8 fronts 28.3 feet on the easterly margin of the turnaround of Vaught Drive and runs back between lines, 145.4 feet on the northerly line and 148.3 feet on the southerly line to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to Sharon McRedmond Pigott by deed from Jennifer A. Lipscomb, of record as Instrument No. 20050919-0111833, Register's Office for Davidson County, Tennessee.

This is improved property known as 5518 Vaught Drive, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 8/28/24.

9/6/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of September, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

