RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste 203
Franklin, TN 37069

QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 1221259 DEEDQC
12/30/2024 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241230-0101032

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ara Gowdon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2020.

NOTARY PUBLIC

My commission expires: 8-3-26

HUNTLY GORDON NOTARY PUBLIC TENNESSEE My Comm Exp. August 3, 2026 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
LIMESTONE TITLE & ESCROW 580 Franklin Road Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl Riggs 194 Stream Valley Blvd Franklin, TN, 37064	Cheryl Riggs 194 Stream Valley Blvd Franklin, TN 37064	09614001300

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Cheryl Riggs, a married woman,** hereinafter called the Grantor, has quit claimed ~~and sold~~ and by these presents do hereby quit *convey and claim all its right, title and interest unto **The Cheryl Riggs 2024 Revocable Trust** hereinafter called the Grantee, their successors and assigns forever, those certain parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 416 ON THE PLAN OF CLOVERHILL, SECTION VII, OF RECORD IN BOOK 2133, PAGE 92, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TN VENTURES LLC, BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, DATED 06/18/2014 AND RECORDED ON 07/08/2014 IN INSTRUMENT NUMBER 20140708-0059803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO CHARLES W. RUTLEDGE AND WIFE JOYCE R. RUTLEDGE, BY SPECIAL WARRANTY DEED FROM SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, DATED 11/17/1989 AND RECORDED 12/28/1989 IN BOOK 8013, PAGE 631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

~~This conveyance is subject to~~

Also being the same property conveyed to Cheryl Hammen from TN Ventures, LLC by Warranty Deed dated December 19, 2024 of record in Instrument No. 20141222-0116667. Cheryl Hammen and Cheryl Riggs are one in the same person.

This conveyance is subject to:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 2934 LAKELAND DR, NASHVILLE, TN 37214.

[redacted]

WITNESS GRANTOR'S HAND, this 19th day of December, 2024

Cheryl Riggs

Cheryl Riggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned, a Notary Public in and for the County and State above, the within named **Cheryl Riggs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the foregoing instrument of her own free will for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of December, 2024.

Notary Public

My commission expires: 8·3·26

...NTLY GORDON
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 3, 2026
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 19, 24 (date of document).

Jennifer L. Pennell

Dec 26, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of Dec, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

