Karen Johnson Davidson County
Batch# 1236282 DEEDQC
02/11/2025 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250211-0010331

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Kimberly R. Wiggins, trustee 608 Elba Drive Goodlettsville, TN 37072	Same	019-13-0-087.00

Quitclaim Deed to Trustee

Grantor: Charles L. Wiggins (unmarried)

Grantee: Kimberly Wiggins, Trustee of the Irrevocable Trust of Charles L. Wiggins, dated February 5, 2025.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being the southerly 107.5 feet of Lot No. 13 on the Map of Subdivision of R. A. Cartwright's Heirs Land, of record in Book 421, Page 145, Register's Office of Davidson County, Tennessee, being further described as follows:

Beginning at a point in the center of Cartwright Street at the southeast corner of the property conveyed to Frank D. Waggoner and wife, by deed from Claude B. Garrison and wife, of record in Book 3138, page 167, said Register's Office; thence with Garrison's southerly line, westerly 117-1/2 feet to the easterly line of Lot No. 12 on said Plan; thence with the line between said lots, southerly 107.5 feet to a corner of Lot No. 4 on said plan; thence with the line between lots 4 & 13, easterly 117.5 feet to a point in the center of Cartwright Street; thence with the center of the same, northerly 107.5 feet to the beginning.

Being the same property conveyed to Charles L. Wiggins and wife, Linda R. Wiggins by deed from Virgil E. Nipper and wife, Dorothy W. Nipper, of record as Instrument Number 00009353-0000202, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 227 Cartwright Street Goodlettsville, TN 37072.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Charles L. Wiggins and Linda G. Wiggins were married in Smith County, Tennessee, on June 19, 1959. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Linda G. Wiggins in Sumner, Tennessee, on July 14, 2006; and Charles L. Wiggins conveys as surviving tenant by the entirety.

Linda G. Wiggins and Linda R. Wiggins are one and the same person.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Charles Wiggins

Charles L. Wiggins, Grantor

State of Tennessee
County of Sumner

On February 5, 2025, personally appeared before me, Charles L. Wiggins, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Samuel Cox
Notary Public

My commission expires: 8-1-2028

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Kimberly R. Wiggins
Kimberly R. Wiggins, Trustee
Grantee

Sworn to and subscribed before me on February 5, 2025.

Samuel Cox
Notary Public

My commission expires: 8-1-2028

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am 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 February 5, 2025.

Samuel Cox
Signature

2-5-2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 5, 2025.

Joshua R. Hunter
Notary's Signature
My Commission Expires: _____

