Karen Johnson Davidson County
Batch# 1236282 DEEDQC
02/11/2025 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250211-0010332

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	019-13-0-88.00

Quitclaim Deed to Trustee

Grantor: Charles L. Wiggins (unmarried)

Grantee: Kimberly R. 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 Lot No. 4 on the plan of Subdivision of R. A. Cartwright's Heirs Land, of record in Book 421, Pages 144 and 145, Register's Office of Davidson County, Tennessee, being further described as follows:

BEGINNING at a point in the center of Long hollow Pike at the intersection of Cartwright Street; thence along the center line of said Pike, westwardly 117-1/2 feet to the common corners of Lots Nos. 3 and 4; thence with the line between said lots, northwardly 200 feet to the common corner of Lots Nos. 3, 4, 12 and 13; thence with the line between Lots 4 and 13, eastwardly 117-1/2 feet to a point in the center line of Cartwright Street; thence with the center line of said street, southwardly 200 feet to the point of beginning.

Being the same property conveyed to Charles L. Wiggins and wife, Linda Wiggins by deed from Joe D. Adams, Trustee, joined by Joe D. Adams, individually and John A. Parker, individually as Partners, of record as Instrument Number 00006780-0000095, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 222 Cedar 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 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 Wiggins in Sumner, Tennessee, on July 14, 2006; and Charles L. Wiggins conveys as surviving tenant by the entirety.

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

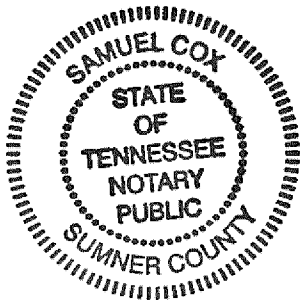
Charles L. Wiggins, Grantor

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.

Notary Public

My commission expires: 8-1-2028



* *

State of Tennessee
County of Sumner

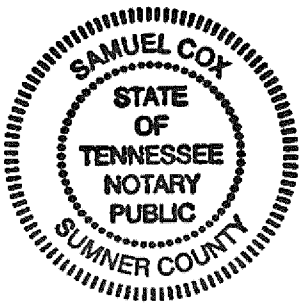
The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Kimberly R. Wiggins, Trustee
Grantee

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

Notary Public

My commission expires: 8-1-2028



* *

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.

Signature

2-5-2025

Date

State of Tennessee
County of Sumner

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

Notary's Signature
My Commission Expires: 04/26/27

