Name and Address of New Owner:
Jonathan L. Biggs
516 Roosevelt Ave
Madison, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1257052 DEEDQC
04/07/2025 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250407-0026121

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **043-06-0-203.00**

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Willa R. Derrickson, an unmarried woman,** "the Grantor," conveys and quitclaims unto **Jonathan L. Biggs, an unmarried man,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 98 on the plan of Madison Park, Section 3, of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 81.0 feet on the southerly side of Roosevelt Avenue and extends back 136.7 feet on the easterly line and 143.1 feet on the westerly line to a dead line in the rear measuring 61.62 feet thereon.

Being the same property conveyed to Jonathan L. Biggs and Willa R. Derrickson, husband and wife, by Warranty Deed from Stone Peak, LLC, a Tennessee Limited Liability Company, dated April 15, 2015 and recorded on April 16, 2015, of record in Instrument No. 20150416-0033939, Register's Office for Davidson County, Tennessee.

Jonathan L. Biggs and Willa R. Derrickson having since divorced. Willa R. Derrickson is signing this deed to convey any interest she has in the property.

Being improved property known as **516 Roosevelt Avenue, Madison, TN 37115**.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 7th day of April, 2025.

_____(SEAL)
Willa R. Derrickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2025, before me personally appeared Willa R. Derrickson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 7th day of April, 2025.

_____
Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of April, 2025..

_____
Notary Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-7-25.

Affiant Signature

4-7-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7th day of April, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON