Karen Johnson Davidson County
Batch# 1265718 DEEDQC
04/29/2025 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250429-0032995

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen W. Higgins 2524 Stinson Rd. Nashville, TN 37214	SAME	96-16-205

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 15TH day of April, 2025, between **Jami Anglin-Higgins,** a resident of Davidson County, Tennessee ("Grantor"), and **Stephen W. Higgins**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin (by others) lying in the easterly right of Fitzpatrick Road N8 49'52"E, 497 .53 feet from the most northerly return of Blackwood Drive, said iron pin being the southwesterly corner of the herein described property; thence continuing with the easterly right of way of Fitzpatrick Road N8 49'52"E, 109.94 feet to the point of curvature of a curve to the right with a delta of 2 48'37", a radius of 2840.00 feet and an arc length of 139.30 feet to an iron pin in concrete (by others), said iron pin being the northwesterly corner of the herein described tract; thence leaving said right of way of Fitzpatrick Road and running with the southerly line of Lot No.1., on the plan of Larchwood, Section 1A, as of record in Plat Book 5060, Page 137, Register's Office for Davidson County, Tennessee, SB1 14'54"E, 142.86 feet to a concrete monument (by others) and being the southeasterly corner of said Lot No.1; thence continuing with the northerly line of this tract SB1 44'57"E, 287.88 feet to an iron pin being the northeasterly corner of the herein described tract and being the northwesterly corner of Lot No.1, on the Plan of Downwind Acres, as of record in Plat Book 5800, Page 60, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot No.1 S11 45'46"W, 206.84 feet to an iron pin (set) and being the southeasterly corner of the herein described tract; thence running with Lots No. 10 and No. 9 on the plan of Section 2, Addition to Larchwood, as of record in Plat Book 6200, Page 324, Register's Office for Davidson County, Tennessee $84 04'46"W, 180.90 feet to an iron pin (by others)

lying in the line of said Lot No.9; thence continuing with the Northerly line of Lot No. 9 and passing an iron pin at the northerly line of Lot No.1, Section 1, Addition to Larchwood, as of record in Plat Book 6250, Page 429, Register's Office for Davidson County, Tennessee, and continuing with the northerly line of said Lot No.1, N81 05 36"W, 248.60 feet to the point of beginning and containing 2.365 acres, more or less.

BEING the same property conveyed to Stephen W. higgins and wife, Jami Anglin-Higgins by Deed To Create Tenancy By The Entirety from Stephen W. Higgins, of record in Instrument No. 20230314-0018509, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Stephen W. Higgins by Warranty Deed from Kristi L. Holt, recorded July 3, 2018, of record in Instrument No. 20180703-0064383, Register's Office for Davidson County, Tennessee.

This is improved property known as: **763 Fitzpatrick Rd., Nashville, TN 37214**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Jami Anglin-Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Jami Anglin-Higgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in DAVIDSON County, Tennessee, this 15TH day of April, 2025.

_____
Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 15th day of April, 2025.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 15, 2025.

April 29, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 29 day of April, 2025

Notary Public:

My Commission Expires: 7.6.26