Karen Johnson
Batch # 1284065
06/13/2025 09:10:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250613-0045889

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 9th day of June, 2025* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Name and Address of New Owner:
The Miriam Ruth Trust
Miriam Ruth Wiggins, Trustee
3109 Harborwood Dr
Nashville, TN 37214

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
3109 Harborwood Dr Nashville, TN 37214	108125B00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MIRIAM R. WIGGINS, AN UNMARRIED WOMAN,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE MIRIAM RUTH TRUST, MIRIAM RUTH WIGGINS, TRUSTEE,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Phase 1-A, Section One, Harborview of record in Plat Book 6900, Page 583, and amended in Book 9096, Page 760, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Miriam R. Wiggins, an unmarried woman, from MTM Investment LLC, a Tennessee Limited Liability Company, by Deed dated April 29, 2021, Instrument Number 20210430-0058518, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 9th day of June, 2025.

MIRIAM R. WIGGINS

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **MIRIAM R. WIGGINS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC