QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1309994 DEEDQC
08/14/2025 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250814-0064630

The actual consideration or value for this transfer is $ -0-

Christina Riggs
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 13 day of AUGUST 2025.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN. 37138; 615,847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
CHRISTINA RIGGS 27 Jones Cir. Old Hickory, TN 37138	New Owner	044-07-0 / 012.00

FOR THE EXPRESS PURPOSE OF CORRECTING THE VESTING NAME FOR THE PROPERTY DESCRIBED HEREIN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **CHRISTINA R. PARISI, n/k/a CHRISTINA RIGGS** , an unmarried woman, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

CHRISTINA RIGGS, an unmarried woman, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 13 A on the Plan of the Resubdivision of Lot No. 13 River Vista, as of record in Book 2854, page 147, Register's Office for Davidson County, Tennessee.

Said Lot. No. 13 A fronts 93 feet on the Northeasterly side of Jones Circle, as measured around a curve, and extends back 249 feet more less on the Southerly line and 410.9 feet more or less on the Northwesterly line , to the water line of the Cumberland River, on which it measure 306 feet more or less, per Surveyor's Certificate, as of record in Book 3183, page 426, including but excluding a part of an 0.34 acres tract more or less, conveyed to United States of America, by an instrument of record in Book 2148, page 126, which is a strip along the water line of the Cumberland River.

Being all the same property conveyed to Rita L. Riggs, by deed from Robert E. Riggs dated December 27, 1994 and of record in **Book 9558, page 873**, Register's Office for Davidson County, Tennessee. The said Rita L. Riggs died Testate, Davidson County Case # 12P-1294, devising the herein described property to her daughter Christina R. Parisi in **ARTICLE III** of said Will, also of record as Instrument **#20250623-0048759**, R.O.D.C., TN. The said Christina R. Parisi having been restored to her maiden name, "Christina Riggs" by Divorce Decree entered on July 21, 2015 in Davidson Co. Circuit Court Case # 15D-641.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Real Property Taxes for the year 2025, not yet due.

This is improved property known as: 27 Jones Cir., Old Hickory, TN 37138.

Witness my hand this 13 day of AUGUST, 2025.

Christina R Parisi

CHRISTINA R. PARISI
n/k/a CHRISTINA RIGGS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named CHRISTINA R. PARISI n/k/a CHRISTINA RIGGS the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 13 day of AUGUST, 2025.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 01/24/2028

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QUITCLAIM DEED

From: CHRISTINA R. PARISI
n/k/a
CHRISTINA RIGGS
un-married

To: CHRISTINA RIGGS,
un-married

Property:
27 Jones Cir.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LJELAW.com

202508140064630

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 August 13 2025.

Leroy Johnston Ellis, IV, Affiant

8-13, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 13 day of August, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com