Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Keaton A. Rye
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1321016 DEEDQC
09/11/2025 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250911-0072677

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
The Riggs Family Trust 2005 Amy Ct Mt. Juliet, TN 37122	New Owner	109-5B-703.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **ERIN R. BALTZ, MARRIED**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **CORY ROBERT RIGGS and ERIN BALTZ RIGGS, CO-TRUSTEES OF THE RIGGS FAMILY TRUST u/a dated August 14, 2025**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No 703 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Beng Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20021216-0154761, First Supplementary of record as Instrument No. 20030529-0072377, and Second Supplementary of record as Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations is imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing as Instrument No. 200212116-0154761 and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Erin R. Baltz, unmarried, by Warranty Deed from John M. Jordan a married man, and wife, Kristin E. Brasfield Jordan, of as Instrument No. 20070515-0058144, Register's Office for Davidson County, Tennessee.

The said Erin R. Baltz, having married, is now known as Erin Baltz Riggs.

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

This is improved property known as 3535 Bell Rd., Unit 703, Nashville, TN 37214. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of September, 2025.

Grantor:

Erin R Baltz now known as Erin Baltz Riggs

Erin R. Baltz now known as Erin Baltz Riggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Erin R. Baltz, now known as Erin Baltz Riggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of September, 2025.

Notary Public

My commission expires: 12/17/2028

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 17, 2028

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00 .

Jenny L Wilson
AFFIANT

Sworn to and subscribed before me, this 11 day of September, 2025.

Notary Public

My Commission Expires: 12/17/2028

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 17, 2028

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on September 11, 2025.

Signature

September 11, 2025
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

September 11, 2025
Date

My Commission Expires: 12/17/2028

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 17, 2028