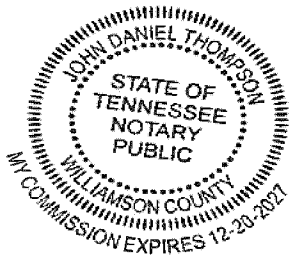
Karen Johnson Davidson County
Batch# 1328419 DEEDQC
09/30/2025 12:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250930-0077743



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 25 day of September, 2025.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, STE 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew C. Wiggins and Gale A Wiggins		
148 Queens Lane	**New Owner**	**069-02-0-080.00**
Nashville, TN 37218		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Andrew Wiggins and Gayle Wiggins** (hereinafter the "Grantor"), hereby quitclaim and convey to **Andrew C. Wiggins, an unmarried man, and Gale A Wiggins, an unmarried woman,** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Tract 1:

A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an existing iron pin at the common rear corner of Lots 223 and 224, Enchanted Hills, Section II, as of record in Book 4460, page 184, R.O.D.C., Tennessee; thence

1. With the common line between Lots 223 and 224 extended, N 77 degrees, 31'14"E 62.11 feet to an iron pin set in the center of parcel 71; thence,

2. With the center of Parcel 71 with a curve to the left (radius 5,729.6 feet) southwestwardly a distance of 171.17 feet to an iron pin set and having a chord bearing and distance of S 1 Degrees, 05'50"W, 171.164 feet; thence,

3. S 83 degrees 18'W, 60.44 feet to an iron pin set at the common corner of Lots 222 and 223; thence,

4. With the easterly line of Lot 223 with a curve to the right (radius 5,789.6 feet) northeastwardly a distance of N00 degrees, 55'15"E, 164.796 feet and containing 10,094 square feet.

Being the same property conveyed to Andrew Wiggins and Gayle Wiggins by Quitclaim Deed from Andrew Wiggins, an unmarried man on July 16, 2007 of record in Instrument No. 20070724-0087711, Register's Office for Davidson County, Tennessee.

Tract 2:

Being Lot No. 223 on the plan of Enchanted Hills Subdivision, of record in Book 4460, page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 223 fronts a total of 130.0 feet on the easterly side of Queens lane and runs back 335.9 feet on the northerly line and 301.6 feet on the southerly line to a line in the rear which measures 164.79 feet.

Being the same property conveyed to Andrew Wiggins and Gayle Wiggins by Quitclaim Deed from Andrew Wiggins, an unmarried man on July 16, 2007 of record in Instrument No. 20070724-0087711, Register's Office for Davidson County, Tennessee.

Andrew Wiggins and Andrew C. Wiggins are one in the same.

BEING improved property commonly known as **148 Queens Lane, Nashville, TN 37218.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

This quitclaim deed is made solely for the purpose of correcting the spelling of Gale's legal name. The aforementioned Gayle Wiggins and Gale A Wiggins are one in the same person, with Gale A Wiggins being the correct legal spelling of her name. The said Gale A Wiggins will sign her name in such capacity.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEROF I have hereunto set my hand this 25 day of September, 2025.

Andrew C. Wiggins

Gale A Wiggins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Andrew C. Wiggins and Gale A Wiggins, the within named bargainor, to me known (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 this 25 day of September, 2025.

Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 09/25/2025 (date of document).

Karla I Kard
Affiant Signature

09/25/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of September, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

