Karen Johnson
Batch # 1361002
12/23/2025 08:29:05 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251223-0101741

**THIS INSTRUMENT PREPARED BY:**
**Martin Heller Potempa & Sheppard**
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

PAUL L. RIGGAN, AFFIANT

Subscribed and sworn to before me, this 3rd day of December 2025.

NOTARY PUBLIC

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **PAUL L. RIGGAN, TRUSTEE**<br>515 Elysian Fields Road<br>Nashville, TN 37211 | Paul L. Riggan<br>P.O. Box 158641<br>Nashville, TN 37215 | Map and Parcel No.:<br><br>133-13-92 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Paul L. Riggan, ("Grantor") do hereby quitclaim, transfer and convey unto Paul L. Riggan, Trustee of the Amended and Restated Paul L. Riggan Revocable Trust, created December 3, 2025, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

**This is improved property known as 515 Elysian Fields Road, Nashville, Tennessee 37211**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot. No 19 on the plan of Abbay Hall, Section I, as shown by plat of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul L. Riggan from Joseph B. Racanelli, unmarried, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20070523-0061600.

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

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 3rd day of December 2025.

**Paul L. Riggan, Grantor**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Paul L. Riggan**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of December 2025.

SHELLEY ANNE MASON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9-3-2029