Karen Johnson Davidson County
Batch# 1442668 DEEDQC
07/06/2026 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260706-0060757

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Casey W. Riggs, Affiant

Subscribed and sworn to before me this
11th day of June 2026.

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Casey Walter Riggs and Bailey Rae Riggs, Co-Trustees 3506 Franklin Pike Nashville, TN 37204	Same	118-11-0-163.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Casey Walter Riggs and Bailey Rae Riggs (f/k/a Bailey Rae Bleeker), husband and wife,** the "**Grantors**", do hereby convey and quitclaim unto **Casey Walter Riggs and Bailey Rae Riggs, as Co-Trustees of the TDRVLR Trust dated June 11, 2026**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 11th day of June 2026.

Casey Walter Riggs

Bailey Rae Riggs (f/k/a Bailey Rae Bleeker)

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Casey Walter Riggs and Bailey Rae Riggs (f/k/a Bailey Rae Bleeker), the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 11th day of June 2026.

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Notary Public

My Commission Expires: 1/24/2028

EXHIBIT A

Land in the 25th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of the property shown on the State of Tennessee right of way plan project U-006-2(11) sheet 1, and The John Brown property recorded in instrument no. 20121119-0106380, register's office for said county, more particularly Described as follows: beginning at the Northwest corner of the David hart property of record in instrument no. 200404120040995, on The Easterly right of way of the frontage road leading to Franklin Pike, said point being North 38 degrees 04 minutes 19 seconds East 163.55' feet from a highway monument on said right of way; thence North 38 degrees 04 minutes 19 seconds East, 1.37 feet; thence crossing said frontage road, South 85 degrees 01 minute 56 seconds West, 121.21 feet to a point located approximately 1 foot East of an existing controlled access fence; thence generally following said fence and 1 foot East thereof thence North 29 degrees 14 minutes 15 seconds East, 39.03 feet; thence continuing with said fence North 39 degrees 29 minutes 39 seconds East, 233.40 feet; thence South 80 degrees 34 minutes 35 seconds East, 15.20 feet thence North 32 degrees 25 minutes 27 seconds East 263.16 feet to a highway monument in the Westerly right of way of I-65; thence with said right of way South 28 degrees 40 minutes 05 seconds East 234.51 feet to an iron pin; thence South 28 degrees 41 minutes 01 seconds East 208.00 feet; thence leaving said I-65 South 85 degrees 01 minutes 56 seconds West 417.60 feet to the point of beginning. Total acreage is approximately 2.44 acres.

Being the same property conveyed to Casey Walter Riggs and Bailey Rae Bleeker, husband and wife, by Quitclaim Deed from Casey Walter Riggs, of record in Instrument No. 20200624-0068198, dated June 19, 2020, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 3506 Franklin Pike, Nashville, Tennessee 37204.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 June 11, 2026 (date of document).

Affiant Signature

July 2, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: January 24, 2028

NOTARY'S SEAL

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028