Executor's QuitClaim Deed

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

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 23 day of SEPTEMBER, 2026.

NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1477087 DEEDQC
09/24/2026 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088527

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.
Arthur R. Harrison, Sr. 107 Hardwick Court Goodlettsville, TN. 37072	New Owner	086 03 0 / 013.00

In further fulfillment of the terms of the ***Last Will and Testament*** of WILMA HARRISON RIGGINS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ARTHUR R. HARRISON, Sr.**, Executor of the **Estate of WILMA HARRISON RIGGINS**, the GRANTOR herein, by these presents does transfer, QuitClaim and convey all right title and interest, equitable and otherwise unto:

LARRY C. HARRISON, ARTHUR R. HARRISON. Sr., WILMA LUCILLE STACEY, CHRISTOPHER WADE RIGGINS and DAWN MARIE EVANS , the GRANTEES herein, as equal tenants in common, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 19 on the Plan of Saddlebrooke, of record in [plat] Book 6250, page 940, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description

Being all the same property conveyed to WILMA H. GRANATO, un-married, by deed from James A. Powell and Larry Powell, dated January 29, 1988 and of record in **Book 7459, page 724**, Register's Office for Davidson County, Tennessee. Wilma H. Granato having married Charles William Riggins, Jr., and was then known as Wilma Harrison Riggins. Wilma Harrison Riggins, **f/k/a** Wilma H. Granato executed a Deed for purposes of name correction of record as instrument **#20230602-0041619**, Register's Office for Davidson County, Tennessee.

WILMA HARRISON RIGGINS, died Testate, in Davidson County on February 18, 2026, Probate Case **#26P-437**, and under **ARTICLE VII** of her Last Will, Devising this property to LARRY C. HARRISON, ARTHUR R. HARRISON. Sr., WILMA LUCILLE STACEY, CHRISTOPHER WADE RIGGINS and DAWN MARIE EVANS,

"as equal tenants in common". *AND*, Under **ARTICLE IV** of her said Last Will, the Executor, ARTHUR R. HARRISON, Sr. has, "the authority to execute any document necessary to accomplish or complete any conveyance".

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, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2026, not yet due.

This is improved property known as: 708 Saddle Trail Ct., Hermitage, TN 37076.

The Executor by signing this Deed declares that the Estate of **WILMA HARRISON RIGGINS** is solvent, and has no outstanding claims or taxes. The Executor releases any right the Executor has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 23 day of SEPTEMBER, 2026.

The Estate of
WILMA HARRISON RIGGINS

Arthur R. Harrison, Executor
By: ARTHUR R. HARRISON, Sr., Executor

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Cheryl Denise Whitfield, a Notary Public in and for said County and State, the within named ARTHUR R. HARRISON, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged him/herself to be the Executor for The Estate of WILMA HARRISON RIGGINS, that he as such Executor, being authorized so to do, executed the within instrument, for the purposes therein contained by signing the name of The Estate of WILMA HARRISON RIGGINS , as such Executor.

Witness my hand and official seal at Old Hickory, Tennessee
this 23 day of SEPTEMBER, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Sept 23 2026.

Leroy Johnston Ellis, IV, Affiant

Sept. 23, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 23 day of September, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

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