Karen Johnson Davidson County
Batch# 1482913 DEEDQC
10/09/2026 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20261009-0093194

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike
Nashville, TN 37215

From information furnished by the parties.

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 6th day of October, 2026.

Abby E. Neumaier, *Affiant*

Stephanie L. Whittin, **NOTARY PUBLIC**
My Commission Expires: May 3, 2027

STEPHANIE L WHITTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

QUITCLAIM DEED

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Higgins Family Trust Charles S. Higgins, Jr. and Leslie J. Higgins, *Trustees* 4245 JamesBorough Place, Nashville 37215	SAME	131-7A-15

FOR NO MONETARY CONSIDERATION, we, **Charles S. Higgins, Jr.** and **Leslie Jones Higgins** by these presents do hereby quitclaim and convey unto **Charles S. Higgins and Leslie J. Higgins, Trustees of the Higgins Family Living Trust, dated October 6, 2026, and any amendments thereto** all my/our right, title and interest in and to the following described tract of land:

Being Lot No. 15 on the Plan of Hillsborough Place, Phases II and III, as of record in Book 5200, page 42 and revised in Book 5200, page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles S. Higgins, Jr., and wife, Leslie Jones Higgins by warranty deed from C & S Associates, a Tennessee general partnership comprised of Joe Vaulx Crockett, III, Robert L. Scruggs, and Joyce W. Scruggs of record in Book 6756, page 180, said Register's Office.

This improved property known as **4245 Jamesborough Place, Nashville, TN 37215**.

Witness my hand this 6th day of October, 2026.

Charles S. Higgins, Jr., *Grantor*

Leslie J. Higgins, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles S. Higgins, Jr. and Leslie J. Higgins,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of October, 2026.



Stephanie L. Whittin, **NOTARY PUBLIC**
My Commission Expires: May 3, 2027

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 9th day of OCTOBER, 2026.

Adam J. Berk, *Affiant*

10/8/2026
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of OCTOBER, 2026.

STEPHANIE L. WHITTINGTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

[SEAL]

Stephanie L Whittington
NOTARY PUBLIC
My Commission Expires: May 3, 2027