BILL GARRETT, Davidson County
Trans:T20160010603 DEEDQC
Recvd: 02/08/16 14:02 2 pgs
Fees:12.00 Taxes:0.00
20160208-0011993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 10.00

Affiant

Subscribed and sworn to before me this 4th day of February, 2016.

Notary Public

My Commission expires: 3.20.19

Leslie Walsh
State of Tennessee Notary Public
Davidson County

This instrument was prepared by:
John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Susan Cavender 1734 Kingsbury Drive **Nashville, TN 37215**	Susan Cavender 1734 Kingsbury Drive **Nashville, TN 37215**	158 08 0 011.00

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Ann M. Verbosky, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim to Janet Suzanne Cavender, an undivided interest, retaining the life estate for and during her natural life, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 517 on the Plan of Hillsboro Park, Section 10 of record in Plat Book 2900, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph R. Verbosky and wife, Anne M. Verbosky by deed from Hillsboro Park, Inc., a Tennessee corporation of record in Book 3618, page 35, Register's Office for Davidson County, Tennessee.

Joseph R. Verbosky has since died leaving his interest in said property to Anne M. Verbosky.

This is improved property located at 1734 Kingsbury Drive, Nashville, TN 37215.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of February, 2016.

Anne M. Verbosky

Anne M. Verbosky

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anne M. Verbosky, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 4th day of February, 2016.

Leslie Walsh

Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission expires: 3-2019

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.