Prepared by
After Recording Return To:
Eva Rogan
3235 Briarwick Dr.
Nashville, TN 37218

BILL GARRETT, Davidson County
Trans:T20160044954 DEEDQC
Recvd: 05/27/16 10:41 2 pgs
Fees:12.00 Taxes:0.00
20160527-0053584

QUIT CLAIM DEED

On May 16, 2016 (Date), THE GRANTOR(S),

- Eva Rogan, a single person,
  for and in consideration of One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Joseph Rogan, a single person, residing at 3235 Briarwick Dr.
- ~~whose social security number is~~ [redacted]
- the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee.

Legal Description: Lot 91 Bordeaux Hills Addn Plat Bk 4460 Page 9
Being the same property conveyed to Wilbur D. Rogan and wife, Eva Rogan by deed recorded in Book 4555, Page 874, R.O.D.C., TN. Wilbur D. Rogan is now deceased.

Grantor does hereby grants, bargain and sell all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s) and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor(s) heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below:

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right-of-way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right-of-way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 080080328.00

Mail Tax Statements to: / New Owner
Joseph Rogan
3235 Briarwick Dr
Nashville Tn 37218

Grantor Signature:

Eva Rogan
Eva Rogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Joseph Z Rogan Affiant
Subscribed and sworn before me this the
27th Day of May, 2016.
L Chandler, Deputy Register

Grantee Signature:

Joseph Z Rogan
Joseph Rogan

In Witness Whereof:

Victoria L Thompson
Witness Signature

Victoria L Thompson
Printed Name

Witness Signature

Deborah Armstrong
Printed Name

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

The foregoing instrument was acknowledged before me this 16th day of May, 2016 by Eva Rogan (Grantor) and Joseph Rogan (Grantee), who are personally known ✓ or produced identification _____ Type of ID produced _____.

_____
Print, Type, or Stamp name of Notary Public

ANNE SHARPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

A E Sharpe
Signature of Notary Public

Signature and Notary for Quit Claim Deed regarding: