BILL GARRETT, Davidson County
Trans:T20160063869 DEEDQC
Recvd: 07/25/16 14:25 2 pgs
Fees:12.00 Taxes:0.00
20160725-0076419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Gloria A. Ewing
Affiant

Subscribed and sworn to before me this 20th day of July 2016.

Leslie Walsh
Notary Public

My Commission expires: 3.20.19

Leslie Walsh
State of Tennessee Notary Public
Davidson County

**This Instrument 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** |
|---|---|---|
| **Gloria Ewing**<br>**1816 Tammany Drive**<br>**Nashville, Tennessee 37216** | **Gloria Ewing**<br>**1816 Tammany Drive**<br>**Nashville, Tennessee 37216** | **072 16 0 014.00** |

## QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Gloria Ewing, 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 her right, title and interest to Larry D. Ewing, John R. Ewing, and Zakkiyah V. Ewing, as tenants in common, retaining the life estate for and during her natural life, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Being Lot No. 20 on the Map of Sherwood First Addition, as of record in Book 1835, page 23, Register's Office for said County.

Said Lot No. 20 is described as beginning at a point in the west margin of Tammany Drive, the corner of Lots 20 and 21; thence with the line between said lots westerly 151.6 feet to a point; thence northerly 125 feet to the south margin of Dorchester Avenue; thence with the margin of the same easterly 131.3 feet to the beginning of a curve; thence around said curve, southeasterly 31.4 feet to the west margin of Tammany Drive; thence with the margin of the same, southerly 105 feet to the beginning.

Being the same property conveyed to Larry A. Ewing (deceased), and wife, Gloria Ewing, by Quitclaim Deed from Deborah J. Reed, dated May 25, 1990, of record in Book 8118, page 659, Register's Office for Davidson County, Tennessee.

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 20th day of JULY, 2016.

Gloria Ewing

Gloria Ewing

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand, at Nashville, Tennessee, this 20th day of July, 2016.

Leslie Walsh

Notary Public

My Commission expires: 3-20-19

Leslie Welsh
State of Tennessee
Notary Public
Davidson County

*The legal description and how title to the property is vested have been furnished 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.*