THIS INSTRUMENT PREPARED BY:
Elder Law Practice of Timothy L. Takacs, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

**Address New Owners**
Andrea Latimer
3003 Knobview Dr.
Nashville, TN 37214

**Send Tax Bills To**
Same

**Map-Parcel No.**
08505001100

## Quitclaim Deed

Grantor: James H. Smith, Grantor
Grantee: Andrea Latimer, unmarried

Grantor quitclaims and conveys to Grantee, for Grantee's life; with the remainder to James H. Smith, as remainderman; in and to the described real estate, located in Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 131 fronts 89.01 feet on the westerly side of Knobview Drive as measured around a curve and runs back between lines, 197.6 feet on the north line and 242.5 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 192.1 feet.

Being the same property conveyed to Andrea Latimer and James H. Smith, as tenants in common, by deed from Andrea Latimer and James H. Smith, Co-Trustee under the Irrevocable Trust Agreement of Charlene Smith, dated May 25, 2016, of record, Instrument No. 20161003-0104073, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3003 Knobview Dr., Nashville, TN 37214.

The intended effect of this deed is to create a life estate in Andrea Latimer, Grantee; and to vest the remainder interest in James H. Smith, as remainderman.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

BILL GARRETT, Davidson County
Trans:T20160086796 DEEDQC
Recvd: 10/03/16 14:33 2 pgs
Fees:12.00 Taxes:0.00
20161003-0104074

James H. Smith, Grantor

State of Virginia
County of Madison

On September 29, 2016, personally appeared before me James H. Smith, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 2-28-17

STEVE A. GRAYSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #117269
My Commission Expires Feb. 28, 2017

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Andrea C. Latimer

Andrea Latimer, Grantee

Sworn to and subscribed before me on September 30, 2016.

A E Walston

Notary Public

My commission expires: 2/28/17

