BILL GARRETT, Davidson County
Trans:T20160098395 DEEDQC
Recvd: 11/07/16 11:43 2 pgs
Fees:12.00 Taxes:0.00
20161107-0117645

This Instrument Prepared By
Rebecca T. Garland
212 Oceola Avenue
Nashville, Tennessee 37209

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:
John C. Bryant
105 Brittania Court
St. Peters, Missouri 63376

Send Tax Bills To:
Owner

MORTGAGEE:

Map and Parcel No.
Map 51-1 Parcel 213.1

WHEREAS, by Quitclaim Deed ("Deed") dated August 3rd, 2011, Jean Christine Perry conveyed the property known as 819 Gallavista Avenue, Madison , TN 37115 to John C. Bryant; and,

WHEREAS, the Deed expressly reserved a life estate interest to Imogene D. Bryant; and,.

WHEREAS, Imogene D. Bryant now wishes to release her life estate interest and to convey any and all interest she has in the property known as 819 Gallavista Avenue, Madison, TN 37115 to John C. Bryant.

NOW, THEREFORE, FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, receipt and sufficiency of which is hereby acknowledged, **Imogene D. Bryant** ("Grantor") by these presents does hereby quitclaim, convey and transfer to **John C. Bryant** ("Grantee"), his heirs and assigns, all her right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being the southerly 76 feet of Lot Nos. 1 and 2, of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by E Medlin and R Brantley, Surveyors, dated May 23, 1963, as follows:

Said part of Lots Nos. 1 and 2 front 76 feet on the easterly side of Gallavista Avenue and extend back between parallel lines 133.2 feet to a dead line in the rear.

Being the same property conveyed to John C. Bryant subject to a life estate in Imogene D. Bryant recorded in Instrument No. 20110823-0065191, Register's Office for Davidson County, Tennessee.,(RODCT).

THIS IS IMPROVED PROPERTY with a mailing address of 819 Gallavista Avenue, Madison, Tennessee, 37115.

This conveyance is subject to (a) 2016 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; ©) restrictive covenants' (d) easements, and (e) applicable government and zoning regulations.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantee.

IN WITNESS WHEREOF, the Grantors hereby affixes their signatures on this the 2 day of November, 2016.

Imogene Dora Bryant
Imogene D. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ _____

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 0
_____, Affiant
Subscribed and sworn before me this the 7th Day of Nov, 2016
L. Chandler, Deputy Register

STATE OF TN
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Imogene D. Bryant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 2 day of Nov 2016.

_____
Notary Public ERIC A JONES

My Commission Expires: 5/22/2019

STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY