Prepared By:
Betty Sue Gore
2514 Osage Street
Nashville, Tennessee 37208

After Recording Return To:
Maegan Shante Bowers
509 Cato Ridge Court
Nashville, Tennessee 37218

BILL GARRETT, Davidson County
Trans:T20170017394 DEEDQC
Recvd: 02/28/17 15:20 3 pgs
Fees:17.00 Taxes:0.00
20170228-0019931

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 20, 2017 THE GRANTOR(S),

- Betty S. Gore, a married person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

New Owner

- Maegan Shante Bowers, a single person, residing at 509 Cato Ridge Court, Nashville, Davidson County, Tennessee 37218

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description: 213 Queens Lane Court Nashville, TN 37218 LOT 3 ENCHANTED HILLS SEC 12 RE-SUB LOTS 207 TH 211 Plat Book 6900, Page 939. Being the same property conveyed to Betty S. Gore by deed as Instrument # 20060302-0024243, R.O.D.C., TN.
Grantor does hereby convey, release and quitclaim 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.

A gift among family members where no money is exchanged

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 retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. 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: 06901000900

Mail Tax Statements To:
Betty S. Gore
213 Queens Lane Court
Nashville, Tennessee 37218

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 2-27-17

Betty S. Gore
2514 Osage Street
Nashville, Tennessee, 37208

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 27th day of February, 2017, before me personally appeared Betty S. Gore, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

YVETTE R JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Title (and Rank)

My commission expires 3-17-2020

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: F R A Bowers

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
28th Day of February 2017
L. Chandler, Deputy Register