BILL GARRETT, Davidson County
Trans:T20170030900 DEEDQC
Recvd: 04/12/17 11:59 2 pgs
Fees:12.00 Taxes:0.00
20170412-0035824

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Bonita Dailey
3750 Homeland Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
058 00 0 168.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **BONITA DAILEY,** (a single individual) Grantor, do hereby quitclaim and convey unto my children, **MICHELLE A. GARCIA, ERICA N. BATTLE, FINIS L. DAILEY, III and CEDRIC L. DAILEY,** their heirs and assigns, all remainder rights, title and interests in my property while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 216 on the Plan of Homeland Heights, Section III, as of record in Book 3700, Page 55, Register's Office for said County.
>
> **SAID** Lot No. 216 fronts 123 feet on the east side of Homeland Drive and runs back 585.4 feet on the north line and 570 feet on the south line, to a dead line in the rear on which it measures 111.88 feet.
>
> **BEING** the same property conveyed to Finis L. Dailey, Jr., et ux., Bonita Dailey, by deed from Ronald W. Cundall, et ux., Jacqueline Cundall, of record in Book 5155, Page 177, Register's Office for Davidson County, Tennessee; **AND** being the same property awarded solely to Bonita Dailey by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 89D-3700, of record in Book 8325, Page 192, Register's Office for Davidson County, Tennessee.

This is improved property known as 3750 Homeland Drive, Nashville, TN 37218

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

IN WITNESS WHEREOF, I have hereunto set my hand, on this 6th day of April, 2017.

BONITA DAILEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 6th day of April, 2017, before me personally appeared **BONITA DAILEY.**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

MONICA D. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 07/03/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

AFFIANT

SUBSCRIBED AND SWORN to before me on this the 6th day of April, 2017.

MONICA D. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 07/03/2017