Bill Garrett Davidson County
Batch# 902 DEEDQC
09/14/2017 02:00:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20170914-0094105

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930 This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Patricia R. Lockridge et al** **703 Ringgold Drive** **Nashville, TN 37207**	SEND TAX BILLS TO: **Patricia R. Lockridge** **703 Ringgold Drive** **Nashville, TN 37207**	MAP-PARCEL NUMBERS: **MAP 59-15** **PAR 141** **12D-86430**

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is hereby acknowledged, reserving unto herself an estate for life so long as she may live,

Patricia R. Lockridge, unmarried

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Charles M. Lockridge III, Malcolm A. Lockridge, Matthew W. Lockridge, Adrian M. Lockridge, and Lamont B. Lockridge

HEREINAFTER called the GRANTEES, their heirs and assigns, **subject however to the estate for life hereby expressly reserved to Patricia B. Lockridge for so long as she may live**, all of her right, title and interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 238 on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 65 feet on the southerly margin of Ringgold Drive and runs back between lines 168.1 feet on the westerly line and 203 feet on the easterly line which is a broken line, to a dead line in the rear which measures 84.8 feet.

Being the same property conveyed to Charles McClellan Lockridge, Jr. and wife, Patricia R. Lockridge, by Warranty Deed as of record in Book 4191, page 948, Register's Office for Davidson County, Tennessee.

Charles McClellan Lockridge, Jr. having passed away, Patricia R. Lockridge became sole owner.

Said property is quitclaimed subject to the herein reserved life estate and such limitations, restrictions and encumbrances as may affect the premises.

Patricia R. Lockridge and Patricia B. Lockridge being one and the same person.

This is improved property known as **703 Ringgold Drive, Nashville, TN, 37207.**

WITNESS MY HAND this the 25th day of August, 2017.

Patricia R. Lockridge

Patricia R. Lockridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **PATRICIA R. LOCKRIDGE,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 25th day of August, 2017.



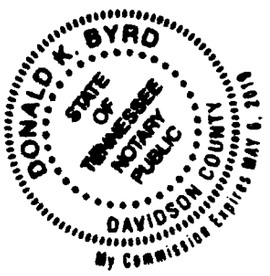
NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 25th day of August, 2017.



NOTARY PUBLIC
My Commission Expires: May 6, 2019