Bill Garrett Davidson County
Batch# 25170 DEEDQC
11/13/2017 03:07:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171113-0116504

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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William Richard Schroeder 433 Capri Drive Nashville, TN 37209	SAME	090 15 0 159.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged, reserving unto himself an estate for life so long as he may live,

William Richard Schroeder, unmarried

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

Nola Gail Moore,

HEREINAFTER called the GRANTEE, her heirs and assigns, **subject however to the estate for life hereby expressly reserved to William Richard Schroeder for so long as he may live,** a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 1171 on the Map of Charlotte Park Subdivision, Section 16, as of record in book 3300, page 97, Register's Office for Davidson County, Tennessee.

Said lot No. 1171 fronts 100 feet on the westerly side of Capri Drive and runs back between lines, 133.1 feet on the surveyed base line, and continuing westerly 45 feet more or less, to a line marking edge of water January 1963 and on the southerly line, which is a broken line, a distance of 216.1 feet to the surveyed base line and continuing westerly 30 feet, more or less, to said line marking edge of water on which water line it measures 112 feet more or less.

Being the same property conveyed to William Richard Schroeder and wife, Nola F. Schroeder, from Hudson and Driver Construction Company by Warranty Deed dated October 2, 1963, of record in Book 3642, Page 485, Register's Office for Davidson County, Tennessee.

Nola F. Schroeder having passed away, her husband William Richard Schroeder became sole owner of said property.

Said property is quitclaimed subject to the herein reserved life estate, and subject to all matters set forth on the plan of record, applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

This is improved property known as 433 Capri Drive, Nashville, Tennessee, 37209.

WITNESS MY HAND this the 10th day of November, 2017.

William Richard Schroeder

William Richard Schroeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **William Richard Schroeder,** 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 10th day of November, 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 10th day of November, 2017.



NOTARY PUBLIC
My Commission Expires: May 6, 2019