QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-

Gayla L. Walker
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 27 day of APRIL, 2018

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Bill Garrett Davidson County
Batch# 85673 DEEDQC
04/27/2018 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180427-0039825

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
GAYLA LYNN WALKER, L.E. & TROY DALE CANNON 8141 Bonnafair Dr. Hermitage, Tennessee 37076	New Owner	072-07-0 / 182.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by TROY DALE CANNON, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **GAYLA LYNN WALKER**, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey the Remainder unto:

TROY DALE CANNON, the GRANTEE herein, his heirs and assigns, all my right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly or rear 55 feet of Lot No. 61 on the Map of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's office of Davidson County, Tennessee.

Said part of Lot No. 61 fronts 5 feet on the Westerly side of Oxford Street, formerly Lanier Street and runs back between parallel lines 100 feet to the Easterly line of Lot No. 60.

Being all the same property conveyed to Conrad E. Cannon and wife, Inge T. Cannon by Deed of record in Book 4360, page 462, Register's Office for Davidson County, Tennessee. Subsequently, Inge Theresa Seiffert Cannon (a/k/a Inge T. Cannon) having been vested with all right title and interest by Order of the 4th Circuit Court for Davidson County, of record in Book 7224, page 582, RODC, TN. Inge Teresa Seiffert Cannon having died, intestate, unmarried, in Davidson County, TN. on July 10, 2015, leaving Gayla Lynn Walker, and Troy Dale Cannon as her sole heirs at law.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2018,

This is improved property known as: 3103 Oxford St, Nashville, TN 37216.

Witness my hand this 27th day of APRIL, 2018.

Gayla Lynn Walker
GAYLA LYNN WALKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named GAYLA LYNN WALKER the bargainor(s), 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.

Witness my hand and official seal at Old Hickory, Tennessee this 27th day of APRIL, 2018.

Leroy Johnston Ellis IV
NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/03/2020

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QUITCLAIM DEED

Reserving a Life Estate

From: GAYLA LYNN WALKER
Reserving a Life Estate,

Remainder To:
TROY DALE CANNON,

Property:
3103 Oxford Ave.
Nashville, TN. 37216

201804270039825

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LjeLaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/20/20

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com