THIS INSTRUMENT WAS PREPARED BY:

EMILY C. GREEN, BPR #033317
The Fleming Law Firm & Mediation Center
409 North Locust Street, Springfield, TN 37172
(615) 384-7750 *office* | (615) 384-4871 *fax*

(From Information Supplied: No Title Examination)

State of Tennessee)
County of Davidson)
The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Jennye M Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2018.

Connie M. Allen
NOTARY PUBLIC

March 3 2020
My Commission Expires

CONNIE M. ALLEN NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. March 3, 2020 ROBERTSON COUNTY

Bill Garrett Davidson County
Batch# 87087 DEEDQC
05/01/2018 11:59:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180501-0041069

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Douglas Johnson 3722 Colonial Heritage Drive Nashville, TN 37217	Same	136-3C-88

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JENNYE M. BRUMIT (now BAKER)**, Grantor, of Davidson County, State of Tennessee, conveys and quitclaims unto **DOUGLAS JOHNSON**, his heirs and assigns—subject, however, to the estate for life hereby expressly reserved to both **JENNYE M. BRUMIT (now BAKER) and her husband, CLAUDE W. BAKER**, so long as they may live—all of the right, title, and interest, material or otherwise, in and to the following described real of record in instrument no. 20010409-0034267, Register's Office for Davidson County, Tennessee, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, as described as follows:
>
> Unit No. 38 of Lot 19 on the Plan of Section Two, Heritage Village of Priest Lake Park, of record in Plat Book 5200, page 106, as amended in Book 5459, page 681, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Joan C. Berube, unmarried, by deed of record in Book 9552, Page 885, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennye M. Brumit by Warranty Deed of record in instrument number 20010409-0034267, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 3772 Colonial Heritage Drive, Nashville, TN 37217.

The Grantor, **JENNYE M. BRUMIT (now BAKER)**, expressly reserves a life estate in the above described property for herself and for her husband, **CLAUDE W. BAKER**, to run consecutively. It being the intention of the Grantor that the ending of one Life Estate shall in no way affect the remaining Life Estate. The Grantor and **CLAUDE W. BAKER** shall have full ownership, possession and use of the property, as well as the rents, revenues, and profits generated by the property during the term of both parties' natural lives.

Upon the expiration of the natural lives of both **JENNYE M. BRUMIT (now BAKER) and her husband, CLAUDE W. BAKER**, the ownership, possession, use, rents, revenues, and profits of the above described property shall revert to the Grantee, **DOUGLAS JOHNSON**, his beneficiaries and assigns, the same property hereinabove described and set forth, to which reference is here made. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to **DOUGLAS JOHNSON**, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor, **JENNYE M. BRUMIT (now BAKER),** has hereunto set her hands on this the 30th day of April, 2018.

Jennye M Baker
JENNYE M. BRUMIT (now BAKER)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee this the 30th day of April, 2018.

Connie M. Alley
NOTARY PUBLIC

March 3, 2020
My Commission Expires

