Bill Garrett Davidson County
Batch# 93506 DEEDQC
05/17/2018 01:52:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180517-0047385

This Instrument Prepared By:

Travenia A. Holden
Holden Law Office
1037 West Main Street, Suite C
Lebanon, TN 37087

QUITCLAIM DEED
(LIFE ESTATE RESERVED)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Brady Crews	Same	Map & Parcel: 063 16 0B 048.00
704 Jaywood Drive		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, SANDRA S. MCDOWELL,(hereinafter "Grantors") hereby retains a life estate interest and does assign, transfer, convey and quitclaim unto BRADY CREWS (hereinafter "Grantee") an undivided interest in all rights, title and interest in certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

BEING Lot No. 82 on the plan of Hampton Park (formerly Chitwood Downs- a Planned Unit Development), of record in Plat book 6900, Page 550-552 and corrected in Plat Book 7462, Page 445, Plat Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jean T. Eldridge, a married person, by Warranty Deed from Henry Jernigan and wife, Elizabeth Jernigan, dated January 22, 2008, and of record in Instrument No. 20080219-0015839, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sandra S. McDowell, by Warranty Deed from Norman L. Eldridge and wife, Jean T. Eldridge, dated September 20, 2016 and record in Instrument No. 20160922-0099853, of the Register's Office for Davidson County, Tennessee.

The Grantor hereby retains a life estate interest for her life in the above-described real property.

The Grantee, subject to the Life Estate, reserved by Grantor, shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(3), is $-0-.

Sandra S. McDowell

SUBSCRIBED AND SWORN TO before me this 12th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 3-17-2021

TRAVENIA A. HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This is improved property located at 704 Jaywood Drive, Old Hickory, TN 37138

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Sandra S. McDowell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said Wilson County, Tennessee, Sandra S. McDowell, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 19th day of April, 2018.

Travenia A Holden My Commission Expires: 3-17-2021
NOTARY PUBLIC

