Bill Garrett Davidson County
Batch# 97236 DEEDQC
05/25/2018 03:50:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180525-0050589

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

QUITCLAIM DEED

Grantor: Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996.	
Grantee: Brenda F. Davis.	
County: Davidson, Tennessee.	
Name and Address of New Owner:	**Send Tax Bills To: Same**
Brenda F. Davis 1605 Debow Street Old Hickory, TN 37138	**Map and Parcel No. (s):** 053-03-0-325.00

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.	Subscribed and sworn to before me, **this** 9th **day of** May, **2018.**
Brenda F. Davis Affiant	Notary Public My commission expires October 7, 2019
	affix seal here

REBECCA J. CAREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Oct. 7, 2019

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid, and for other good and valuable consideration the receipt of which is hereby acknowledged, **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996,** ("Grantor"), does hereby quitclaim and convey unto **Brenda F. Davis** (the "Grantee") a life estate in and to the real estate described in Exhibit A, attached hereto, (the "Property"), provided that such life estate shall terminate upon (i) the Grantee's death; (ii) the Grantee's attempt to convey such life estate by sale, gift or any other means or her attempt to mortgage such life estate; or (iii) in the event a creditor of the Grantee, including a trustee in bankruptcy, levies on the Grantee's said life estate. The Grantor reserves unto herself the remainder interest. The life estate is conveyed to the Grantee hereunder without covenant or warranty and subject to

any and all limitations, restrictions and encumbrances as may affect the Property, including current year property taxes and those encumbrances listed on Exhibit A.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on **this 25th day of April, 2018.**

Mary Nell Rager, Trustee

Mary Nell Rager
Trustee of Rager Family Trust
Established May 14, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Nell Rager, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, **this 25th day of April, 2018.**

D. Jefferson Herring

Notary Public

My Commission Expires March 10, 2019.

C:\Users\Owner\Documents\Docs\1-CLIENT\1-EA\Rager\19-Life Estate-Brenda\Deed wpd

D. JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Being Lot No. 219-215, Section "C", Village of Old Hickory, as shown on revised plan recorded April 10, 1951, Book 1835, page 52, in Register's office for Davidson County, Tennessee, containing 0.17 acres, more or less.

This property is subject to the following:

All matters of record in plats of record in Book 1424, Page 65 (Section D) and Book 1424, Page 66 (Section C), as revised in Book 1835, Page 52, said Register's Office.

Easements described in warranty deed of record in Book 2029, Page 266; and quitclaim deeds of record in Book 11456, Page 653, and Instrument No. 20120503-0037976, said Register's Office.

Easements of record in Book 1853, Page 257 and 1853, Page 281, said Register's Office.

Right of Way in Book 5397, page 658, said Register's Office.

Restrictions and Covenants of record in Book 1968, Page 605, said Register's Office.

Being the same property conveyed to Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996, from Virginia Harp, Trustee, by deed of record as Instrument No. 20160321-0026525, Register's Office for Davidson County, Tennessee.

This is improved property known as 1605 Debow Street, Old Hickory, Tennessee, 37138.