QUITCLAIM DEED *Reserving a Life Estate*

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

Laura K. Huffines
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 31 day of MAY 2018.

NOTARY PUBLIC
My Commission Expires: 05/03/2020

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

Bill Garrett Davidson County
Batch# 98897 DEEDQC
06/01/2018 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180601-0052348

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.
JOYCE N. HUFFINES, L.E. LAURA K. HUFFINES 119 Buffalo Street Old Hickory, Tennessee 37138	New Owner	044-11-0 / 032.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my daughter, LAURA K. HUFFINES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JOYCE NORRIS HUFFINES**, a/k/a **JOYCE NORRIS HUFFINE**, un-married, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey

The Remainder to, **LAURA K. HUFFINES**, the GRANTEE herein, her 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:

Being Lot No. 138, Section A, Village of Old Hickory, as shown on revised plan recorded April 22, 1949 in Book 1424, Page 101, in Register's Office for Davidson County, Tennessee; fronting 51.7 feet on Buffalo Street, containing 0.28 acres, more or less;

Being all the same property conveyed to Joyce Norris Huffine, a/k/a Joyce Norris Huffines, by deed from Frank L. Norris and wife, Lillian Davis Norris dated October 11, 1982, and of record in Book 7601, page 370, Register's Office for Davidson County, Tennessee.

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 years 2017, & 2018, Easements in Book 7601, page 370 RODC.

This is improved property known as: 119 Buffalo Street, Old Hickory, TN 37138.

Witness my hand this 31st day of MAY, 2018.

Joyce Huffines
JOYCE NORRIS HUFFINES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named JOYCE NORRIS HUFFINES, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 31 day of MAY, 2018.

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

NOTARY PUBLIC

My Commission Expires: 03/03/2020

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QUITCLAIM DEED

Reserving a Life Estate

From: JOYCE NORRIS HUFFINES
a/k/a JOYCE NORRIS HUFFINE
Un-married

Remainder To:
LAURA K. HUFFINES

Property:
119 Buffalo Street
Old Hickory, TN. 37138

20180601005234

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

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

www.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, Ryan Wills 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.

NOTARY PUBLIC

My Commission Expires: 1-3-22 +_

RYAN WILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 3, 2022

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com