# QUITCLAIM DEED *Reserving a Life Estate*

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

Dianne B. Spain
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 18 day of JULY, 2018

NOTARY PUBLIC
My Commission Expires: 03/03/2020

JOHNSTON ELLIS IV NOTARY PUBLIC TENN. DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 118056 DEEDQC
07/18/2018 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180718-0070092

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. |
|---|---|---|
| DIANNE B. SPAIN, L.E.<br>BARTON W. SPAIN &<br>MARK A. SPAIN<br>1401 Donelson Ave<br>Old Hickory, Tennessee 37138 | New Owners | 044-14-0 / 072.00 |

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my sons, BARTON W. SPAIN and MARK A. SPAIN, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DIANNE B. SPAIN**, un-married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest unto:

**DIANNE B. SPAIN,** unmarried, for the rest of my natural life, Remainder to **BARTON W. SPAIN**, married, and **MARK A. SPAIN**, married, the GRANTEES herein, as Tenants in Common, their heirs and assigns in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY TENNESSEE, Being Lot No. 37 as shown on the Plan of Section I, Rolling Green Subdivision, of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 90 feet on the Southerly margin of Donelson Avenue and extends back between parallel lines 163.2 feet to a dead line.

BEING all the same property conveyed to Dianne B. Spain, a single person, by Warranty deed from Kelly S. Morrison, dated July 2nd 2013, and of record as Instrument #20130726-0077903, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record, and Deed of record in Book 5874, page 314, Said Register's Office.

I am lawfully seized and possessed of said land, and have a good right to convey it. The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Real Property Taxes for the year 2018, Deed of Trust of Record at Instrument 20130726-0077904, RODCTN.

This is improved property known as: 1401 Donelson Ave, Old Hickory, TN 37138.

Witness my hand this 18th day of JULY, 2018.

Dianne B. Spain
DIANNE B. SPAIN

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 DIANNE B. SPAIN 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 18 day of JULY, 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: DIANNE B. SPAIN
un-married,
For Life,

Remainder to:
BARTON W. SPAIN,
and
MARK A. SPAIN

**Property:**
**1401 Donelson Ave**
**Old Hickory, TN. 37138**

201807180070092

**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

File #18-7908

# 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