STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration for this transfer or value of property (whichever is greater) is $0.00.

THIS INSTRUMENT PREPARED BY:
MOUNT JULIET LAW, PLLC
1000 Pleasant Grove Place, Suite 200
Mt. Juliet, Tennessee 37122
(615) 288-4291

Mary Sweat Simmons
Affiant

QUINCY L. SALAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bill Garrett Davidson County
Batch# 119086 DEEDQC
07/23/2018 09:04:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180723-0071262

Sworn to and subscribed before me this 16 day of July, 2018.

Quincy L. Salam
Notary Public
My Commission Expires: 12/23/18

ADDRESS NEW OWNER:
2615 Neldia Court
Nashville, Tennessee 37206
Dana Darden

SEND TAX BILL TO:
SAME

Map/Parcel: 072-10-0-209.00

QUITCLAM DEED GRANTING A
LIFE ESTATE WITH REMAINDER

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Sweat Simmons, hereinafter the GRANTOR, has bargained and sold, hereby quitclaims and conveys unto her children, Joseph Ronnie Majors, Sr., Clark Dennis Simmons, Jr., Lavonia Dawn Waters, Dana Ann Darden and Gwendolyn Marie Cooper Cobb, hereinafter the GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

BEING Lot No. 11 on the Map of Neldia Heights.Subdivision, as of record in Book 2663, page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 76.68 feet on the easterly side of Neldia Court and runs back 46.9 feet on the northerly line and 90.2 feet on the southerly line to a dead line measuring 119.4 feet thereon.

BEING the same property conveyed to Mary Sweat Simmons by Warranty Deed from Truman Waddell and wife, Muriel Lorene Waddell, of record in Book 4211 page 739, Register's Office for Davidson County, Tennessee.

This is improved property known as 2615 Neldia Court, Nashville, Tennesssee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following: This transfer is FOR THE LIFE OF THE GRANTEES only.

Further and contemporaneously with the life estate granted herein, the GRANTOR shall be responsible for all maintenance, taxes, insurance, association fees and other expenses relating to the property while the life estate is in effect, but shall not be allowed to encumber or otherwise transfer the subject property.

The remainder of the life estate granted herein, shall be, and is hereby retained by GRANTOR, should she survive GRANTEES. If, however, GRANTOR does not survive GRANTEES, the remainder is hereby transferred and conveyed to children, Joseph Ronnie Majors, Sr., Clark Dennis Simmons, Jr., Lavonia Dawn Waters, Dana Ann Darden and Gwendolyn Marie Cooper Cobb.

WITNESS my hand this 16 day of July, 2018.

GRANTOR:

Mary Sweat Simmons

Mary Sweat Simmons

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Mary Sweat Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of July, 2018.

Quincy L. Salam

Notary Public

QUINCY L. SALAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12/23/18.