Prepared By:
Mevelyn Ross
1241 Jacksons View RD
Hermitage, Tennessee 37076

After Recording Return To:
Belinda Ross
1241 Jacksons View RD
Hermitage, Tennessee 37076

Karen Y Johnson Davidson County
Batch# 141824 DEEDQC
09/17/2018 12:34:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180917-0091965

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 8·15·2018 THE GRANTOR(S),

- Mevelyn Ross, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Belinda Ross, a single person, residing at 1241 Jacksons View RD, Hermitage, Davidson County, Tennessee 37076
- Veronica Cobb, a single person, residing at !241 Jacksons View RD, Hermitage, Davidson County, Tennessee 37076

as joint tenants with rights of survivorship, the following described real estate, situated in Hermitage, in the County of Davidson, State of Tennessee:

Legal Description:

Residential Subdivision Lot 23 Bret Ridge Acres 0.23 council district 12

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

It is a gift from our Mother where no money was exchanged.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: Lot 23 Bret Ridge account #086070A02300C0

Mail Tax Statements To:
Belinda Ross
1241 Jacksons View RD
Hermitage, Tennessee 37076

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 8/15/18

Mevelyn Ross
1241 Jacksons View RD
Hermitage, Tennessee, 37076

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 15th day of August, 2018, before me personally appeared Mevelyn Ross, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

RENEE E. SINNOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Notary for the State of TN
Title (and Rank)

My commission expires 05.06.2019

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 Affiant
Subscribed and sworn before me this the
17 Day of September, 2018.
Brandi Wells, Deputy Register

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 086070A02300CO

Land Situated in the County of Davidson in the State of TN

BEING LOT NO. 23 ON THE PLAN OF BRET RIDGE, AS OF RECORD IN PLAT BOOK 6900, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Mevelyn Ross, unmarried, by deed dated May 4, 2005 of record in Deed Instrument/Case No. 20050513-0054044, in the County Clerk's Office.

Commonly known as: 1241 JACKSONS VIEW ROAD , HERMITAGE, TN 37076