Karen Y Johnson Davidson County
Batch# 158448 DEEDQC
11/13/2018 10:42:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181113-0111591

Prepared by
Lisa Parnell
3232 Rosewood Dr.
Nashville, TN. 37207

Prepared from information received from Grantee
No title search requested or performed

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero Dollars ($0.00) and other good and valuable considerations, receipt of which is hereby acknowledged, I, **Lonnie E. Dillard, Jr.**, a widower, by these presents do hereby quitclaim and convey my interest in the below listed property to my children, **Ronnie A. Dillard, Claudia F. Grant, John E. Dillard and Patrick W. Dillard**, their heirs and assigns, reserving a life estate for myself, the following described tract of land:

> LAND in Davidson County, Tennessee, being Lot No. 170 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County.
>
> Said Lot No. 170 fronts 60 feet on the northerly margin of Jones Circle and runs back 211 feet on the easterly line and 211.7 feet on westerly line, to a dead line, measuring 90 feet thereon.
>
> Being the same property conveyed to Lonnie E. Dillard, Jr. and wife, Edna D. Dillard, by Warranty Deed from E. W. Marlin and wife, Jewell Marlin, the said Edna D. Dillard having since died on July 23, 2012, of record in Book Number 4095, Pages 627 and 628, Register's Office for Davidson County, Tennessee.
>
> Subject to easements and restrictive covenants, if any, of record in the Register's Office for said county together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY known as 2114 Jones Circle, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of October, 2018.

Lonnie E. Dillard, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lonnie E. Dillard, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 10th day of October, 2018.

NOTARY PUBLIC

LISA PARNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 03/03/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 10th day of October, 2018.

NOTARY PUBLIC

LISA PARNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expire: 03/03/2020

****

ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

Ronnie A. Dillard, et al.
2114 Jones Circle
Nashville, TN 37207

Map/Parcel:

Map: 71-4
Parcel: 188