Prepared By:
Charles Newlon

Send Tax Bills To !
After Recording Return To:
Charles Newlon
4906 Wyoming Ave.
Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch# 204952 DEEDQC
03/12/2019 02:09:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190312-0022659

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 02, 2019 THE GRANTOR(S),

- Charles Ronald Newlon, 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):

- Andrea Nikole Newlon, a single person, residing at 4906 Wyoming Ave., Nashville, Davidson County, Tennessee 37209

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: Lot No. 807 of Block No. 38 on the plan of Charlotte Park Company's First Addition To Nashville.
Current Source of Title : # 20180403-0030888

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.

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: 10303014000

Mail Tax Statements To:
Charles Newlon
4906 Wyoming Ave.
Nashville, Tennessee 37209

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 5-2-19

Charles R. Newlon

Charles Ronald Newlon
4906 Wyoming Ave.
Nashville, Tennessee, 37209

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 7 day of March, 2019, before me personally appeared Charles Ronald Newlon, 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.

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Notary Public

Title (and Rank)

My commission expires 07 09 2022

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value whichever is greater for this transfer is
$ 0
Charles R Newlon, **Affiant**
Subscribed and sworn before me this the
12 **Day of** March, 2019.
Brandi Weir, **Deputy Register**

Affiant

Affiant's Name: _____