NEW OWNER:
Judy G. Frye & Kelly Thompson
7021 Bonnamere Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 19-0074

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map: **74-08**
Parcel: **004.00**

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 232069 **DEEDWARR**
05/20/2019 09:47:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190520-0047148

LIFE ESTATE DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **Judy G. Frye**, have this day bargained and sold and by these presents does hereby transfer and convey unto **Judy G. Frye,** for and during her lifetime, and at her death, the remainder interest to **Kelly M. Thompson**, her heirs and assigns, in fee simple forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 825 on the Plan of Hermitage Hills, Section VII, as of record in Book 3300, page 62 and 63, Register's Office for said County.

Said Lot No. 825 fronts 85.0 feet on the westerly side of Bonnamere Drive and extends back 150.0 feet on the northerly line and 153.6 feet on the southerly line to a dead line, measuring 69.35 feet.

Being the same property conveyed to Phillip W. Frye and wife, Judy G. Frye, by Deed from Dale A. Grabau and wife, Irene L. Grabau, dated February 13, 1970 and of record in Instrument No. A68586 Register's Office for Davidson County, Tennessee.

Phillip W. Frye died on September 10, 1995 leaving Judy G. Frye as the fee simple owner of the subject property.

This is IMPROVED property known as 7021 Bonnamere Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and

improvements thereunto belonging, unto the said **Judy G. Frye**, for and during her lifetime, and at her death, the remainder interest to **Kelly M. Thompson**, her heirs and assigns, in fee simple, forever.

THE UNDERSIGNED COVENANTS with said Grantees that she is lawfully seized and possessed of said property; that she has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way.

POSSESSION to be given with delivery of deed.

WITNESS MY SIGNATURE hereto this 15th day of May, 2019.

Judy G. Frye

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Judy G. Frye**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2019.

Notary Public

My commission expires: 10/06/2021

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 15th day of May, 2019.

Notary Public

My commission expires: 10/06/2021

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY