Karen Johnson Davidson County
Batch# 232551 DEEDQC
05/21/2019 10:20:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190521-0047829

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE, COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

John E. Carroll
Frieda D. Carroll
Affiant

Subscribed and sworn to before me this 17th day of May, 2019.

NOTARY PUBLIC

My commission expires: 09/06/2022

NATALIO LUNA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Esq.
ORTALE KELLEY, Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua C. Carroll 1044 West Greenwood Avenue Nashville, TN 37206	John E. Carroll Frieda D. Carroll 1044 West Greenwood Avenue Nashville, TN 37206	083-01-0-082.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **JOHN E. CARROLL and wife, FRIEDA D. CARROLL, ("Grantors")**, by these presents, quitclaim, grant and convey unto **JOSHUA C. CARROLL, unmarried, ("Grantee")**, his heirs and assigns, all of their interest in and to, **with the express reservation of a life estate unto themselves,** the following property in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Jones & Bradford's Subdivision, which is of record in Plat Book 161, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to John E. Carroll and wife, Frieda D. Carroll by Warranty Deed from Connie Joyce Brewington, an unmarried person, dated December 27, 1988 and recorded December 30, 1988 of record in Book 7739, page 778, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY
Property Address: 1044 West Greenwood Avenue, Nashville, TN 37206

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this the 17th day of May, 2019.

John E. Carroll

Frieda D. Carroll

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 17th day of May, 2019, before me personally appeared John E. Carroll and Frieda D. Carroll, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My commission expires: 09/06/2022

NATALIO LUNA MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY