Karen Johnson Davidson County
Batch# 238782 DEEDQC
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Fees: $12.00 Taxes: $0.00
20190605-0053420

This instrument prepared by
M Todd Cathey, Attorney
311 E Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED
FOR RESERVATION OF LIFE ESTATE

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Julie Cunningham	Same	0086140A10600CO
106 Thistle Lane		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **ROBERT CAYLER,** the grantor herein, does hereby Quitclaim and convey unto the said **JULIE CUNNINGHAM, RESERVING A LIFE ESTATE FOR ROBERT CAYLER,** the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in DAVIDSON County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 106, on the Plan of Hermitage Meadows, Stage One, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 6034, page 365, and as shown on the plan of record in Book 5200, page 507, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Cayler and Diane Cayler, husband and wife by Warranty Deed from Virginia L Frazer Hall, married dated 6/27/14 and filed for record on 7/2/14 of record in Inst. No. 201407020058196, said Register's Office for said County. The said Diane Cayler having predeceased Robert Cayler, therefore leaving Robert Cayler as the surviving tenant by entirety.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 106 Thistle Lane, Hermitage TN 37211

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 3rd day of June, 2019.

Affiant

My commission expires: May 03, 2021

Notary Public

JENNA K JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand on the 3rd day of June, 2019.

ROBERT CAYLER

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

Personally appeared before me, a Notary Public of said county and state, the within named **ROBERT CAYLER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2019.

My Commission Expires: May 03, 2021

Notary Public

JENNA K JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY