QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $) -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 12 day of JUNE 2019

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 242529 DEEDQC
06/12/2019 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190612-0056514

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
ELIZABETH DIANE BLAIR & JAMES LOGAN BLAIR 205 Bennett Dr. Old Hickory, Tennessee 37138	New Owner	044-13-0 / 024.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my son, JAMES LOGAN BLAIR, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **ELIZABETH DIANE BLAIR**, un-married the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

ELIZABETH DIANE BLAIR, for life, Remainder to, **JAMES LOGAN BLAIR**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being zoned Lot No 71 on the plan of the Knoll Subdivision, Section 4, of record in Book 2854, page 111 Register's Office for Davidson County, Tennessee, as follows: Fronting 98 feet on the Southeasterly sied of Bannett Drive and runs back between lines 130 feet on the Northeasterly line and 177.4 feet on the Southwesterly line to a dead line in the rear on which it measures 108.88 feet thereon.

Being all the same property conveyed to Elizabeth Diane Blair by Deeds from Dorothy Jean Harris of record in Book 11623, page 899, and instrument #20020621-0075218.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office and otherwise as may affect the premises including the following:

Real Property Taxes for the year 2019, Deed of Trust of Record at Instrument #20180215-0015000, RODC, TN.

This is improved property known as: 205 Bennett Dr., Old Hickory, TN 37138.

Witness our hands this 12th day of JUNE, 2019.

Elizabeth Dianne Blair
ELIZABETH DIANE BLAIR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named ELIZABETH DIANE BLAIR the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 12th day of JUNE, 2019.

Leroy J. Ellis IV
NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/03/2020

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QUITCLAIM

DEED

Reserving a Life Estate

From: ELIZABETH DIANE BLAIR for Life,

Remainder To: JAMES LOGAN BLAIR

Property:
205 Bennett Dr.
Old Hickory, TN. 37138

20190612005614

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com