Karen Johnson Davidson County
Batch# 262406 DEEDQC
07/26/2019 08:05:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190726-0073440

THIS INSTRUMENT PREPARED BY:
BARBARA FISHER HENRY
Attorney At Law
211 Donelson Pike, Suite 214
Nashville, Tennessee 37214

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Malinda Sue Brown Ashleigh Danielle Owen Rachel Farron Johnston 312 Garrett Drive Nashville, TN 37211	Same	Map 147-1 Parcel 250

QUITCLAIM DEED

For love and affection, and no monetary consideration Malinda Sue Brown transfers and conveys to Malinda Sue Brown, Ashleigh Danielle Owen and Rachel Farron Johnston, reserving unto herself a life estate, their heirs and assigns, all of her right, title and interest in and to certain real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 172 on the Plan of Section one (Revised) Caldwell Hall, of record in book 2900, pages 57, 58, and 59 Register's Office for said county.

Said Lot No. 172 fronts 80 feet on the northerly margin of Garrett Drive and extends back between parallel lines 153.6 feet, to a dead line, in the rear.

Being the same property conveyed to Malinda Sue Brown by Quitclaim Deed from Virginia F. McDaniel (a/k/a Virginia F. Pewitt), and recorded at Instrument No. 20190726-0073439, Davidson County Register of Deed's Office.

Being the same property conveyed to Virginia F. McDaniel by Deed from Chery Lyn Tresch, and recorded at Book 8082, Page 56 in the Davidson County Register of Deeds Office.

This is improved property located at 312 Garrett Drive, Nashville, Tennessee 37211.

Malinda Sue Brown reserves unto herself an estate in the real property for the remainder of her life; or, until such time as she can no longer reside in the real property.

Said property is conveyed subject to such limitations, restrictions, encumbrances and the life estate for Malinda Sue Brown as may effect the premises.

AND NOW, I, Malinda Sue Brown hereby quitclaims and conveys unto Malinda Sue Brown, Ashleigh Danielle Owen, and Rachel Farron Johnston, subject to the life estate for Malinda Sue Brown, each of their heirs and assigns, the same property hereinabove described and set forth, subject to the life estate reserved for Malinda Sue Brown, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

In witness whereof, I have set my name this the 23rd day of July, 2019.

Malinda Sue Brown
MALINDA SUE BROWN

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, MALINDA SUE BROWN the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 23rd day of July, 2019.

Barbara Fisher Henry
NOTARY PUBLIC

BARBARA FISHER HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/3/2021

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

Malinda Sue Brown
AFFIANT

Subscribed and sworn to before me

this 23rd day of July, 2019.

Barbara Fisher Henry
NOTARY PUBLIC

BARBARA FISHER HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/3/2021