Prepared By:
Gary Lloyd II

After Recording Return To: NEW OWNER
Gary Lloyd II
5170 Farmridge Lane
Grand Blanc, Michigan 48439

Karen Johnson Davidson County
Batch# 272681 DEEDQC
08/16/2019 11:11:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190816-0082177

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 16, 2019 THE GRANTOR(S),

- Quantum Capital Group, LLC, Gary Lloyd II, Managing Member,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- William Carter, a single person, residing at 2905 Riverbend Dr, Nashville, Davidson County, Tennessee 37214

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Land in Davidson County, Tennessee, being Lot No,: 218 as shown on the map entitled River Trace Estates, Phase I, Section 4 and 5, of record in Plat Book 9700, Page 406 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Being the same property conveyed to Quantum Capital Group, LLC by a Special Warranty Deed recorded Instrument #20141231-0119415, Davidson County, TN.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 062-02-A-226.00 CO

Mail Tax Statements To:
William Carter
PO Box 682251
Franklin, Tennessee 37068

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 9.12.19

Gary Lloyd II, Managing Member, on behalf of Quantum Capital Group, LLC

STATE OF MICHIGAN, COUNTY OF GENESEE, ss:

The foregoing instrument was acknowledged before me this 12 day of August, 2019, by Gary Lloyd II, Managing Member, on behalf of Quantum Capital Group, LLC.

Signature of person taking acknowledgment

SHARON WYNKOOP
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES Dec 2, 2024
ACTING IN COUNTY OF Genesee

Title or rank

Serial number, if any

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: Gary Lloyd II

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
WC, Affiant
Subscribed and sworn before me this the
19 Day of Aug, 2019.
AHayes, Deputy Register