Prepared By:
Gary Lloyd II
5170 FARMRIDGE LANE
GRAND BLANC, MICHIGAN 48439

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

Karen Johnson Davidson County
Batch# 339924 DEEDQC
01/07/2020 12:16:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200107-0002132

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 31, 2019 THE GRANTOR(S),

- Withoutlimitsbiz 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 Withoutlimitsbiz LLC by a Special Warranty Deed recorded Instrument # 20200103-0000892, Davidson County, TN.

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

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

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

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 12. 28. 2019

Gary Lloyd II, Managing Member, on behalf of Withoutlimitsbiz LLC

STATE OF MICHIGAN, COUNTY OF GENESEE, ss:

The foregoing instrument was acknowledged before me this 28 day of December, 2019 by Gary Lloyd II, Managing Member, on behalf of Withoutlimitsbiz LLC.

MEGAN L. DOWLAND
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES May 10, 2020
ACTING IN COUNTY OF Genesee

Megan L Dowland
Signature of person taking acknowledgment

Member Service Representative
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
William Carter, Affiant
Subscribed and sworn before me this the
7 Day of JAN, 2020.
AHayes, Deputy Register