Prepared By:

Maria Landeiro

After Recording Return To:

108 Sanitarium Rd.

Madison, Tennessee 37115

Karen Johnson Davidson County
Batch# 341224 DEEDQC
01/09/2020 03:36:54 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200109-0003353

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 3, 2020 THE GRANTOR(S),

- Maria Landeiro, also known as Marianela Landeiro, a single person,

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

- George W. Smiley, a single person, residing at 913 Due West Ave. N, Madison, Davidson County, Tennessee 3711

- Maria Landeiro, also known as Marianela Landeiro, a single person, residing at 108 Sanitarium Rd., Madison, Davidson County, Tennessee 37115

- FrankLuis Rego, a single person, residing at 108 Sanitarium Rd., Madison, Davidson County, Tennessee 37115

as joint tenants with rights of survivorship, the following described real estate, situated in Madison,

in the County of Davidson, State of Tennessee

Legal Description:

Beginning at an iron pin in the Southerly right-of-way of Sanitarium Road; thence, along said right-of-way with a curve to the right having a central angle of 06 degrees 39 minutes 36 seconds, a radius of 560.37 feet, for a distance of 76.76 feet to an iron pin; thence, continuing with said right-of-way, North 64 degrees 34 minutes 00 seconds East, 52.74 feet to an iron pin; thence, South 25 degrees 26 minutes 00 seconds East, 200.00 feet to an iron pin; thence, South 64 degrees 34 minutes 00 seconds West, 106.49 feet to an iron pin; thence North 32 degrees 05 minutes 36 seconds West 196.87 feet to the point of beginning, containing 0.54 acres, more or less.

Current Source of Title:

20151012-0103498

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.

Zero dollars will be transfered

EXCEPTING AND RESERVING unto Grantor(s), a 50 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. ML

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. ML

Tax Parcel Number: 05207010200

Mail Tax Statements To:
Marianela Landeiro
108 Sanitarium Rd.
Madison, Tennessee 37115

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 1-3-20

Maria Landeiro, also known as Marianela Landeiro
108 Sanitarium Rd
Madison, Tennessee, 37115

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 3rd day of January, 2020 before me personally appeared Maria Landeiro, also known as Marianela Landeiro, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

MARIANELY REGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-6-2022

Notary Public

Notary
Title (and Rank)

My commission expires 9.06.22

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
9 Day of January, 2020.
Brandi Wise, Deputy Register

Affiant
Affiant's Name: Marianela Landeiro