Prepared By:
Pamela J. Taylor
1013 Preston Dr.
Nashville, TN 37206

After Recording Return To:
712 Ringgold Drive
Nashvile, Tennessee 37207

Karen Johnson Davidson County
Batch# 354120 DEEDQC
02/05/2020 02:33:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200205-0013609

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.0
Pamela J Taylor, Affiant
Subscribed and sworn before me this the
5 Day of February, 2020.
Brandi Wers, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 05, 2020 THE GRANTOR(S),

- Breverly E. Johnson + Pamela J. Taylor, 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):

- Breverly E. Johnson, a single person, residing at 712 Ringgold Drive, Nashville, Davidson County, Tennessee 37207

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

Legal Description:

Lot 253 Haynes Manor Sec 2 Source of Title Book 4174 Page 440 RODC

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.

A gift among family members where no money is exchanged

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: APN 05915012900

Mail Tax Statements To:
Breverly E. Johnson
712 Ringgold Drive
Nashvile, Tennessee 37207

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: Feb 5, 2020

Beverly E. Johnson Pamela J. Taylor

Beverly E. Johnson + Pamela J. Taylor
712 Ringgold Drive
Nashville, Tennessee, 37207

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 5th day of February, 2020, before me personally appeared Beverly E. Johnson + Pamela J. Taylor, 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.

LAQUAN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2020

LaQuan Jackson
Notary Public

Senior Consultant
Title (and Rank)

My commission expires 03-03-2020

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.

Pamela J. Taylor
Affiant
Affiant's Name: Pamela J Taylor