Prepared By:
ezekiel Akande

Karen Johnson Davidson County
Batch# 360833 DEEDQC
02/20/2020 03:31:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200220-0019091

After Recording Return To:
342 shadow creek drive
Brentwood, Tennessee 37027

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
20 Day of February, 2020.
Brandi Wiles, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 20, 2020 THE GRANTOR(S),

- PRIME SELECT LLC, EZEKIEL AKANDE, PRESIDENT,

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

- PRIMETIME TRUST, EZEKIEL AKANDE, Trustee, residing at 2000 MALORY LANE, STE 130-332, FRANKLIN, WILLIAMSON County, Tennessee 37067

the following described real estate, situated in NASHVILLE, in the County of DAVIDSON, State of Tennessee

Legal Description:

A certain condominium located in Davidson County, Tennessee, being unit No 208 of The Volta, a condominuim Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing The Volta record in the instrument Number 20190612-0056462. in the Registrars Office for Davidson County, Tennessee and subject to the provision and requirements thereof , and the By- Laws for the administration thereof, and all easements rights and interest in favor of other unit owners and all sewer, water. electrical , telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and bildings thereof : said Unit being depicted on Exhibit B to said Master

Deed; together with a percentage interest in the common elements and voting percentage as set forth in exhibit E to said Master Deed. Source of Title : 20191022-0107863

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.

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: 061-07-0B-208.00-CO

Mail Tax Statements To:
PRIMETIME TRUST
342 shadow creek drive
Brentwood, Tennessee 37027

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 02/20/2020

EZEKIEL AKANDE, PRESIDENT, on behalf of PRIME SELECT LLC

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, ss:

On this 20th day of Feb, 2020, before me personally appeared EZEKIEL AKANDE, PRESIDENT, on behalf of PRIME SELECT LLC, 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.

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-8-2022

Notary Public

Notary Public
Title (and Rank)

My commission expires 03/08/2022

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: _____