Karen Johnson Davidson County
Batch# 364119 DEEDQC
02/27/2020 08:46:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200227-0021684

This Instrument Prepared By:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, Tennessee, 37130
From information furnished by the parties
No title search performed

Name and Address of Owner:
Christine H. James
572 Janice Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Christine H. James
11408 Libby Road
Spring Hill, Florida 34609

Tax Map/Parcel: 162-11-0-001.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED WITH
RETENTION OF LIFE ESTATE

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **CHRISTINE H. JAMES**, hereinafter referred to as "Grantor," reserving herein a life estate for my life, does hereby transfer, convey and quitclaim unto **SANDRA L. HYLER**, hereinafter referred to as "Grantee," her heirs and assigns, forever, subject to said life estate to said Grantor, all of my rights, title, claims and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Being Lot 85, Plan of Subdivision for Whittemore Valley, Section Three, as recorded in Book 6250, page 550, of the Register's Office for Davidson County, Tennessee to which plan and survey reference is hereby made for more complete details of location of said lot.

Being that same property conveyed to Christopher P. James and wife, Christine H. James, as tenants by the entirety by Warranty Deed from Wilma Joyce Sanders, unmarried of record in Book 9503, page 727, of the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Christine H. James by Quitclaim Deed from Christopher P. James of record in Instrument No. 20090519-0046015, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the herein reserved LIFE ESTATE all restrictions, easements, setback lines and all other matters that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is IMPROVED property known as 572 Janice Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever, subject to each said life estate to CHRISTINE H. JAMES.

WITNESS my hands on this 24th day of February, 2020

Christine H. James
CHRISTINE H. JAMES

STATE OF FLORIDA

COUNTY OF HERNANDO

Personally appeared before me, a Notary Public in and for said State and County, **CHRISTINE H. JAMES**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 24th day of February, 2020

Cheryl R Rau
Notary Public
My commission expires: 03/30/2022

Notary Public State of Florida
Cheryl R Rau
My Commission GG 164297
Expires 03/30/2022

STATE OF FLORIDA

COUNTY OF HERNANDO

I hereby swear or affirm that actual consideration for this transfer is NONE.

Christine H. James
Affiant

Sworn to and subscribed before me,
this 24th day of February, 2020.

Cheryl R Rau
Notary Public

My Commission Expires: 03/30/2022

Notary Public State of Florida
Cheryl R Rau
My Commission GG 164297
Expires 03/30/2022