Karen Johnson Davidson County
Batch# 366243 DEEDQC
03/02/2020 04:12:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0023469

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL INFORMATION:
Beverly Reed **3800 Chambers Drive** **Nashville, TN 37211**	**SAME**	**148 05 0 186.00**

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is hereby acknowledged, reserving unto herself an estate for life so long as she may live,

Janice M. Thronebury

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Beverly Reed

HEREINAFTER called the GRANTEE, her heirs and assigns, **subject however to the estate for life hereby expressly reserved to Janice M. Thronebury for so long as she may live**, all of her right, title and interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 62 on the Map of Haywood Heights, Section II, as of record in Book 2663, page 13, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Chambers Drive, the common corner of Lots No. 61 and 62; thence with the line between said two lots eastwardly 195 feet to a point in the southwesterly line of Lot No. 64; thence with the line between Lots Nos. 62 and 63 and part of Lot No. 64 northwestwardly 186.6 feet to a point in the southeasterly margin of Leo Lane; thence with the margin of the same southwestwardly 119.3 feet to the beginning of a curve; thence around said curve southeastwardly 37.34 feet to a point in the easterly margin of said Chambers Drive; thence with the margin of the same southwardly 110.6 feet to the point of beginning.

Being the same property conveyed to Luther Thronebury, Jr. and wife, Janice M. Thronebury, by Warranty deed from Richard Meade and wife, Louise Meade, of record in Book 2904, page 143, Register's Office for Davidson County, Tennessee.

Luther Thronebury, Jr. now being deceased, having died on August 8, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Said property is quitclaimed subject to the herein reserved life estate and such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **3800 Chambers Drive, Nashville, TN, 37211.**

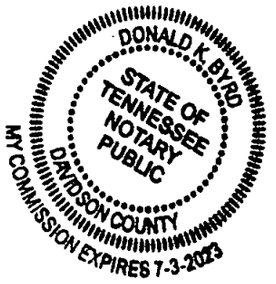
WITNESS MY HAND this the 24th day of February, 2020.

Janice M Thronebury
Janice M. Thronebury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JANICE M. THRONEBURY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 24th day of February, 2020.



NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

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



NOTARY PUBLIC
My Commission Expires: 7-3-23