Karen Johnson Davidson County
Batch# 371852 DEEDQC
03/13/2020 08:15:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200313-0028063

This instrument prepared by:
Jennifer Noe, Attorney
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Myrtle Marie Brewer

TO: Ronnie Lee Allen & Myrtle Marie Brewer,
Life Estate
2135 Buena Vista Pk
Nash Tenn 37218

MAP & PARCEL:
070-13-0-010.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which I have for my son, I, Myrtle Marie Brewer, Grantor herein; do hereby quitclaim and convey unto Ronnie Lee Allen, Grantee herein, his heirs and assigns, all my right, title and interest, subject to a life estate I hereby reserve for myself, to the following described property:

A lot of land in the 15th, formerly the 23rd, Civil District of Davidson County, Tennessee, being lot No. 8 on an unregistered Plan of the J. E. Curtis Property, described as follows: Beginning on the westerly margin of the Hamilton Road 175 feet southerly from the southerly margin of Cliff Drive, being the southeast corner of a tract of land conveyed to J. H. Goodrich and wife by deed from J. E. Curtis and wife of record in book 714, page 25, Register's Office for said County; thence with the westerly margin of said Road, southwardly 87.5 feet to the northeast corner of a tract of land conveyed to W. L. Warner and wife by deed from Charles Arrington and wife, of record in book 898, page 337, said Register's Office; thence with Warner's northern boundary line westwardly 276.5 feet to the easterly margin of Goodrich Avenue; thence with said Goodrich Avenue northwardly 87.5 feet to Goodrich's southern boundary line; thence with said line eastwardly 276.5 feet to the beginning.

Being the same property conveyed to Myrtle Marie Brewer by deed from Robert Wayne Newman of record at Instrument No. 20040714-0083793, Register's Office of Davidson County, Tennessee.

This is improved property known as 2135 Buena Vista Pike, Nashville, TN 37218 and this is the same description as the prior deed of record.

This conveyance is made subject to such encumbrances, limitations and restrictions as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 11 day of February, 2020.

Myrtle M. Brewer
MYRTLE MARIE BREWER

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MYRTLE MARIE BREWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 11 day of February, 2020.

Cyndi Reeder
NOTARY PUBLIC

My commission expires: 9/29/2020

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration for this transfer is $0.00.

Kami L Allen
Affiant

SWORN to and subscribed before me
this the 11th day of February 2020.

Cyndi Reeder
NOTARY PUBLIC

My commission expires: 9/29/2020

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT, AND THUS NO LIABILITY IS ASSUMED BY THE PREPARER FOR THE STATUS OF TITLE.