Karen Johnson Davidson County
Batch# 373798 DEEDQC
03/17/2020 03:36:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200317-0029686

Prepared By:
Clifford F Stewart

After Recording Return To:
6571 Brownlee Dr
Nashville, Tennessee 37205-3052

SPACE ABOVE THIS L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Suzanne Stewart, Affiant
Subscribed and sworn before me this the
17 Day of March, 2020.
A Hayes, Deputy Register

QUITCLAIM DEED

On November 30, 2017 THE GRANTOR(S),

Clifford F. Stewart and Suzanne F. Stewart, a married couple for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Daniel Dalton Stewart ; Xaivier Manning Flaum, single persons, residing at 6571 Brownlee Drive, Nashville, Davidson County, Tennessee 37205-3052

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

Legal Description: See attached *Exhibit A*

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.

Family members/$1.00 only money

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: 115 05 0 030.00
New Owner
Mail Tax Statements To:
Clifford F. Stewart
6571 Brownlee Dr
Nashville, Tennessee 37205-3052

WITNESS my hand official seal..
ALOTHA MAYES Commission Expires 07052021
NOTARY PUBLIC

ALOTHA JENE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Grantor Signatures:

DATED: 11-30-2017

Clifford F. Stewart
6571 Brownlee Drive
Nashville, Tennessee
37205-3052

DATED: 11-30-2017

Suzanne F. Stewart
6571 Brownlee Drive
Nashville, Tennessee
37205-3052

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Mailing Address: 6571 BROWNLEE DR, NASHVILLE, TN 37205

Legal Description: LOT 65 REV SEC 3 WEST MEADE HILLS 191X201XIR

Assessment Classification*: RES

Legal Reference: 00005388-0000348

Sale Date: 01/17/1979

Sale Price: $85,125

Exhibit A

BOOK 5388 PAGE 348

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

85,125.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 19 79

Notary Public

MY COMMISSION EXPIRES: 6/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford F. Stewart (NAME)	First Tennessee Bank, NA Memphis (NAME)	MAP 115-5
6571 Brownlee Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	PAR 30
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	8DZ-66675

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Robert E. Reedy and wife Janice C. Reedy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford F. Stewart and wife Suzanne F. Stewart

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of West Meade Hills, Section 3, as of record in Book 3300, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legald description.

BEING the same property conveyed to Robert E. Reedy and wife, Janice C. Reedy, by deed from Norma G.Martin, a single person, of record in Book 5071, page 362, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 6571 Brownlee Drive (House Number) (Street) Nashville, TN 37205 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 17TH day of JANUARY, 19 79

Robert E. Reedy

Janice C. Reedy