Prepared By:
Jason A. Carney

After Recording Return To:
Jason A. Carney
4921 Indian Summer Drive
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 379446 DEEDQC
03/30/2020 01:31:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200330-0034007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 14, 2020 THE GRANTOR(S),

- Annie Pearl Patton, a single person.

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

- Jason A. Carney, a single person, residing at 4921 Indian Summer Drive, Nashville, Davidson County , Tennessee 37207
- Shalonda Carney-Bledsoe, a single person, residing at 2010 Alice Springs Court, Nashville, Davidson County , Tennessee 37122
- Claudia Myers, a single person, residing at 2113 Lombardia Court, Madison, Davidson County , Tennessee 37115

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

Legal Description:
Being Lot No. 613 on the Plan of Parkwood Estates, Section IV, of record in Book 3300, pages 79 & 80, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

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 title to the property, premises, or appurtenanaces, or any part thereof.

In Tennessee, the state charges a transfer tax rate of $0.37 for every $100 of the property sale price. Since there is no sale price, there is no tax.

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 theron. 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: 05015001800

Current Source of Title:
Book 6708 Page ~~X~~ 72-74

Mail Tax Statements To:
Jason A. Carney
4921 Indian Summer Drive
Nashville, Tennessee 37207

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 3.4. 2020

Annie P. Patton

Annie Pearl Patton
3301 Hawkwood Lane
Nashville, Tennessee, 37207

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

On this 4th day of March, 2020, before me personally appeared Annie Pearl Patton, known to be the persons described in and who executed the foregoing instrument, and acknowledgement that they executed the same as their free act and deed.

JACKOB MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 9, 2023

Jackob Murray
Notary Public

Financial Relationship Consultant
Title (and Rank)

My commission expires May 9, 2023

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.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Jason A. Carey
Affiant

Subscribed and sworn before me, this 26 day of March, 20 20.

Jackob Murray
Notary

My Commission Expires May 9, 2023

DAVIDSON COUNTY
JACKOB MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC