This instrument prepared by:
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Karen Johnson Davidson County
Batch# 401263 DEEDQC
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Fees: $12.00 Taxes: $0.00
20200518-0051033

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
JON HUNTHROP **1413 RUGOSA COURT** **ANTIOCH, TN 37013**	**SHIRLEY A. HUNTHROP** **AND JON HUNTHROP** **1413 RUGOSA COURT** **ANTIOCH, TN 37013**

MAP AND PARCEL
150-0-25L
2D-77583

THIS LIFE ESTATE DEED made and entered into on the day and date last written by and between, **SHIRLEY A. HUNTHROP,** hereinafter referred to as the "GRANTOR" and **JON HUNTHROP,** hereinafter referred to as the "GRANTEE":

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTOR, while specifically reserving a life estate in the subject property herein does this day grant, sell and convey unto the said GRANTEE, his successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 676 on the Plan of Phase III, Somerset of record in Plat Book 6900, page 858, Register's Office for Davidson County, Tennessee.

Said Lot No. 676 fronts 35.0 feet on the westerly margin of Rugosa Court and extends back 162.23 feet on the southerly line and 115.04 feet on the northeasterly line to a broken line in the rear measuring 199.49 feet thereon.

BEING THE SAME PROPERTY conveyed to Shirley A. Hunthrop by Quitclaim Deed from William Don Hunthrop of record in Deed Book 11435, page 808, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to the outstanding mortgage on said property.

THIS IS IMPROVED PROPERTY KNOWN AS: 1413 Rugosa Court, Antioch, Davidson County, Tennessee 37013.

EXPRESSLY RESERVING LIFE ESTATE in the above described property unto the GRANTOR and her assigns. The GRANTOR shall have full ownership, possession and use of her interest in the property, as well as the rents, revenues and profits generated by the property during the term of the GRANTOR'S natural life.

Upon the expiration of the GRANTOR'S natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the GRANTEE.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this the 9th day of May, 2020.

Shirley A Hunthrop
SHIRLEY A. HUNTHROP

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY A. HUNTHROP** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 9th day of May, 2020.

Lance Wray
NOTARY PUBLIC

LANCE A. WRAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/26/22

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater is $-0-.

Shirley A Hunthrop
AFFIANT

SWORN TO AND SUBSCRIBED before me this 9th day of May, 2020.

Lance Wray
NOTARY PUBLIC

LANCE A. WRAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/26/22