Prepared by: Attorney Edward T. Kindall- 2512 Scovel ST- Nashville, TN 37208

Karen Johnson Davidson County
Batch# 401324 DEEDQC
05/18/2020 09:11:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200518-0051106

Address/New Owner
Lillie B Ewing
2303 Seifried Street
Nashville, TN 37218

Send Tax Bills To:
Same

Map Parcel No.
00004407-0000685

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF the sum of ($0.00), Cash in hand paid, the receipt of which is hereby acknowledged **Lillie B. Ewing ,a widow known as the Grantor** by these presents do hereby quitclaim and convey unto my children **Maria A. Ewing, Carolyn D. Ewing, and Fred J. Ewing III, known as the Grantees**, her interest, and, all of her rights and interest in and to the following described tract of land. Grantor Reserves a life estate in said property with all the rights of possession and ownership during her life. At her death said property shall then pass in fee simple to the Grantees in the following proportions: ½ interest to Maria A. Ewing, ¼ interest to Carolyn D. Ewing, and ¼ interest to Fred J Ewing III.
Said land lying and being situated in Davidson County, TN., and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No.31 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property, as of record in Plan Book 2, page 49, Chancery Court at Nashville.
Said Lot No. 31 fronts 50 feet on the southerly side of Seifried, formerly Tucker Street, and runs back between parallel lines 150 feet to an alley.

Being the same property inherited by Lillie B. Ewing, a widow at the death of her husband Fred J. Ewing as tenancy by the entirety.

Being the same property conveyed to Fred J. Ewing and wife, Lillie B. Ewing from Charles A. Waterston and wife, Henrietta Waterston by deed in Book 4407, Page 685, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Charles A. Waterston and wife, Henrietta Waterston, by deed from Maud Sadler, a widow of record in Book 3039, Page 6, the Register's Office for Davidson County, Tennessee.

State
of Tennessee
County of DAVIDSON The ***actual consideration of value whichever is greater, for this transfer is $0.00.***

Subscribed and sworn to before me, this the 29 day of April 2020.

George H. Thompson
Notary Public

George H. Thompson, III STATE OF TENNESSEE NOTARY PUBLIC Davidson

Lillie B. Ewing
Affiant

My Commission Expires: 11/08/2020

Said property is conveyed subject such limitations, restrictions, and encumbrances as may affect the premises. Witness my hand at Davidson 29th day of April 2020.

STATE
OF TENNESSEE
COUNTY OF DAVIDSON

Lillie B. Ewing
Lillie B. Ewing

Personally appeared before, GEORGE H. THOMPSON, III, A Notary Public in and for said County and State, the within named **Lillie B. Ewing** the Bargainer(s) 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 the purposes therein contained.

WITNESS my hand and official at Nashville, Tennessee, the 29th day of April 2020.

George H. Thompson
NOTARY PUBLIC

George H. Thompson, III STATE OF TENNESSEE NOTARY PUBLIC Davidson

My Commission Expires: 11/08/2020