THIS INSTRUMENT PREPARED BY:

Christian Yale Cahill, Esq.
2387 School Street
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Karen Johnson Davidson County
Batch# 423212 DEEDQC
06/22/2020 03:11:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200622-0066979

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
No Change in Ownership	399 Glen West Drive Nashville, Tennessee 37215	131-06-0E-228.00-CO

QUITCLAIM DEED GRANTING A LIFE ESTATE

FOR LOVE AND AFFECTION, Kenneth J. Monahan and Sally H. Monahan, hereinafter called "Grantors", does hereby quitclaim and convey unto Linda H. Duckworth, a Tennessee resident hereinafter called "Grantee", her successors and assigns, a life estate, for the term of her life, in and to certain real estate in Nashville, Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 228, on the plan of Burton Hills-Village of Boxmere. Phase I, a Condominium, a Horizontal Property Regime, filed as Exhibit "B", to and established by the Master of Deed of record in Book 6666, Page 749, as amended in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Kenneth J. Monahan and Sally H. Monahan by deed of record as Instrument No. 20190717-0070153, Register's Office for Davidson County, Tennessee.

This is improved property known as:

228 Boxmere Place
Nashville, Tennessee
37215

This estate in property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not. No remainder is created by this conveyance, and the reversion is retained by Grantor.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument as of the 14th day of April 2020.

Sally H. Monahan

Kenneth J. Monahan

STATE OF TENNESSEE
COUNTY OF MAURY

Personally, appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Kenneth J. Monahan and Sally H. Monahan, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of April 2020.

December 28th, 2020
My Commission Expires

Notary Public

CHRISTIAN YALE CAHILL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF MAURY

The actual consideration for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 14th day of April 2020.

December 28th, 2020
My Commission Expires

Notary Public

CHRISTIAN YALE CAHILL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY