Karen Johnson Davidson County
Batch# 427235 DEEDQC
06/26/2020 02:49:15 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20200626-0069587

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Lucrettia Davis, Marla Pillow
and Fabiola Crain
2825 Georgia Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
092 10 0 146.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the express purpose of re-conveying our property to establish a life estate interest in Lucrettia Davis with all remainder rights, title and interests in Marla Pillow and Fabiola Crain, we, **LUCRETTIA DAVIS, MARLA PILLOW** and **FABIOLA CRAIN**, GRANTORS, do hereby quitclaim and convey unto Darrmita Henry, Trustee, all of our rights, title and interest in our property described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

BEING Lot No. 43 on the Map of I.L. Pendleton's Subdivision of the Stegar Home Place, as of record in Book 421, Page 106, Register's Office for said County.

SAID Lot No. 43 fronts 50 feet on the south side of Georgia, formerly Douglas, Avenue, and runs back between parallel lines, 150 feet to an alley in the rear.

BEING the same property conveyed to Samuel M. Davis, Jr. and wife, Ada Davis by deed from Georgia Mai Kelly of record in Book 4737, Page 495, Register's Office for Davidson County, Tennessee; **THE** said Samuel M. Davis, Jr., having predeceased Ada Davis and she having since died leaving Lucrettia Davis, Marla Pillow and Fabiola Crain as her heirs-at-law as evidenced by Affidavit of Heirship of record as Instrument #20200604-0057296, Register's Office for Davidson County, Tennessee and being described as **TRACT I** in said affidavit.

Lucrettia, Fabiola Venita and Marla Doresa Davis as mentioned in the deed of record referenced above are the same individuals as the Grantors herein

This is improved property known as 2825 Georgia Avenue, Nashville, TN 37209

SAID property is conveyed subject to such limitations, restrictions and encumbrances as

may affect the premises.

AND now, I, the said Darrmita Henry, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto, **LUCRETTIA DAVIS** a life estate interest, with all remainder rights, title and interest unto **MARLA PILLOW** and **FABIOLA CRAIN**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands, on the date(s) indicated below our signatures.

Lucrettia Davis

LUCRETTIA DAVIS
Date: June 24, 2020

Marla Pillow

MARLA PILLOW
Date: June 24, 2020

Fabiola Crain

FABIOLA CRAIN
Date: June 16, 2020

Darrmita Henry

Darrmita Henry, Trustee
Date: 6/24/2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 24th day of June, 2020, before me personally appeared **LUCRETTIA DAVIS** and **MARLA PILLOW,** bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Monica D Edwards

NOTARY PUBLIC

MONICA D. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF INDIANA)
)
COUNTY OF HENDRICKS)

On this the 16 day of June, 2020, before me personally appeared **FABIOLA CRAIN,** bargainor, 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 for the purposes therein contained.

Betina K Brancamp
NOTARY PUBLIC

My Commission Expires: 2-8-2023

NOTARY PUBLIC SEAL INDIANA

Hendricks County
Betina K. Brancamp
The UPS Store
Expires: 2/8/2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 24th day of June, 2020, before me personally appeared Darrmita Henry, Trustee, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Darrmita Henry
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 24th day of June, 2020.

Monica D Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/07/2021