QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 30TH day of JUNE, 2020

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 429127 DEEDQC
07/01/2020 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200701-0071003

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MARILYN J. DICKENS, L.E. & SUMMER L. WELCH 4340 Old Hickory Blvd. Old Hickory, Tennessee 37138	New Owner	064-13-0 / 054.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by, SUMMER L. WELCH, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I **MARILYN J. DICKENS**, unmarried, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise, unto:

MARILYN J. DICKENS, for life, Remainder to **SUMMER L. WELCH**, a married woman, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

BEING Lot Nos. 9 and 10 of Block 2 on the Plan of Berryville, W.A. Bryan's Subdivision, as of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 9 and 10 front together 100 feet on the Easterly side of Hadley Road, (Now Old Hickory Blvd.), and run back between parallel lines with the Southerly margin of 2ND Street, 150 feet to an alley.

Being all the same property conveyed to Paul E. Dickens and wife, Marilyn J. Dickens, by Deed from Paul E. Dickens creating a tenancy by the entireties dated May 5TH 2005 and of record as Instrument #20050509-0051950, Register's Office for Davidson County Tennessee. The Said Paul E. Dickens having died in Davidson County on August 1, 2017 leaving his wife, Marilyn J. Dickens as the surviving Tenant by the entirety. See Affidavits of Heirship of record as Instrument 20060110-0003432 & #20180105-0001534, R.O.D.C.TN.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office, or otherwise, as may affect the premises including the following:

Real Property Taxes for the year 2020,

This is improved property known as: 4340 Old Hickory Blvd., Old Hickory, TN 37138.

Witness our hands this 30TH day of JUNE, 2020.

MARILYN J. DICKENS

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named MARILYN J. DICKENS the bargainor(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, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 30TH day of JUNE, 2020.

NOTARY PUBLIC

My Commission Expires: 03 /06/ 2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

QUITCLAIM DEED

Reserving a Life Estate

From:
MARILYN J. DICKENS
For Life,

Remainder To:
SUMMER L. WELCH

Property:
4340 Old Hickory Blvd.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

202007010071003

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/20/20

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com