THIS INSTRUMENT PREPARED, BASED UPON INFORMATION PROVIDED BY THE PARTIES, BY:
Law Office of Andrew Gibson
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

Karen Johnson Davidson County
Batch# 432071 DEEDQC
07/07/2020 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200707-0073275

QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Patricia A. Downs | New Owner | 171-04-0C-009.00 CO |
| 816 Barrington Place Drive | | |
| Brentwood, TN 37027 | | |

KNOW ALL MEN BY THESE PRESENTS that I, William G. Wallis, Sr. (hereinafter the "Grantor") hereby quitclaims a limited life estate to Patricia A. Downs (hereinafter referred to as the "Grantee"), subject to the provisions outlined below, in and to land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Being Lot 9 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, PUD Boundary Survey of record in Instrument No. 20050404-0036360, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description of the Property. Being the same description as the previous Deed.

Being the same property conveyed to William G. Wallis, Sr, unmarried by Deed of record in Instrument No. 20200422-0042131, said Register's Office.

The Grantor, his heirs, successors or assigns, shall remain the fee simple owner of the Property, subject to the life estate that has been created for the Grantee herein, and upon the termination of the life estate pursuant to the provisions below, the Property shall revert back, free of the life estate tenancy, to the Grantor, his heirs, successors and assigns. The Grantee shall have the right to live in the Property, uninterrupted, provided she maintains the Property, including the maintenance of the Property which includes the payment of Association Fees and all utility costs, as well as the payment of the real property taxes for the Property as they become due each year and agrees to maintain Home Owner's Insurance on the Property, at her expense, listing the Grantor, his heirs, successors and assigns, as an additional insured. The Grantee will provide copies of the paid real property taxes to the Grantor, his heirs, successors and assigns, no later than December 31 of each year, beginning December 31, 2020 and each year shall provide a copy to the Grantor of the Declaration Page of the Homeowners Insurance reflecting the Grantor, his heirs, successors and assigns, as an additional insured. The Grantee is granted this life estate in the Property subject to the provisions outlined above and the life estate tenancy shall end on the earlier of: i) the date of death of the Grantee, or ii) the date that the Grantee permanently vacates the Property, at which time the Property shall be solely vested in the Grantor, his heirs, successors and

assigns, free of any encumbrance of this life estate tenancy. In the event the life estate tenancy ends as a result of the Grantee permanently vacating the Property, the Grantee or a personal representative, relative or attorney-in-fact will sign a form, acceptable to the Grantor, or the Grantor's heirs, successors and assigns, acknowledging that the Grantee has vacated the Property and the life estate tenancy shall terminate.

This is improved property located at 816 Barrington Place, Brentwood, TN, in Davidson County, TN.

The conveyance of the above Property is subject to any zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to the Property. The Grantee assumes the real estate taxes for the 2020 year.

WITNESS my hand this 6 day of July, 2020.

William G. Wallis, Sr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for said County and State, the within named William G. Wallis, Sr. personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2020.

JAMIE D. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/3/23

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

William G. Wallis, SR
Affiant

Sworn to and subscribed before me this 6th day of July, 2020 2020.

JAMIE D. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/3/23

# True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

