Prepared By:
Jenny Len Walker

After Recording Return To:
5221 Village Trace
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 437567 DEEDQC
07/15/2020 08:08:56 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20200715-0077140

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 20, 2020 THE GRANTOR(S),

- Jenny Len Walker, Jenny Len Walker, Trustee,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Jenny Len Walker, Jenny Len Walker, Trustee, residing at 5221 Village Trace, Nashville, Tennessee County, Tennessee 37211

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

T.A.V.

Grantor Signatures:

DATED: 5/15/2020

Jenny Len Walker

Jenny Len Walker, Trustee on behalf of Jenny Len Walker

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 15th day of May, 2020, before me personally appeared Jenny Len Walker on behalf of Jenny Len Walker, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Karen E McGee
Notary Public

Notary Public
Title (and Rank)

My commission expires 10/17/2021

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name:

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 20050404-0036357

Mail Tax Statements To:
Jenny Len Walker
5221 Village Trace
Nashville, Tennessee 37211

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00 .

Jenny L. Walker
Affiant

Subscribed and sworn before me, this 07 day of 07, 20 20

Notary

RAMESHIA MARTIN DUMPETI
My Commission Expires 03-06-2024
DAVIDSON COUNTY, TENNESSEE

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Villages of Brentwood, Phase Five, a Planned Unit Development, as of record in Book 6900, page 896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed from Jeffrey S, Giuliano and wife, Andrea H, Giuliano to Jenny Len Walker, unmarried by deed dated March 31, 2005 and recorded April 4, 2005 in Instrument Number 20050404-0036357 of official records.

APN: 161100B00500CO