Karen Johnson Davidson County
Batch# 456478 DEEDQC
08/13/2020 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200813-0090718

THIS INSTRUMENT PREPARED BY: Wallace, Jordan, Ratliff & Brandt, LLC 800 Shades Creek Parkway, Ste 400 Birmingham, Alabama 35209	STATE OF ALABAMA COUNTY OF JEFFERSON The actual consideration or value, whichever is greater, for this transfer is $0. Katherine B Segrest Affiant Subscribed and sworn to before me, this 12th day of August, 2020. Notary Public My Commission Expires: 7-19-22

CONNIE STANDRIDGE NOTARY PUBLIC STATE OF ALABAMA MY COMMISSION EXPIRES JULY 19, 2022

QUIT CLAIM DEED

Address New Owner: Katherine B. Segrest 4209 Arundel Court Nashville, TN 37215-1816	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-12-0-L-003.00 CO

FOR AND IN CONSIDERATION of the sum of Zero and No/100 Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt whereof being hereby acknowledged, **JERE P. SEGREST and KATHERINE B. SEGREST,** husband and wife, (herein collectively referred to as the "Grantors"), do remise, release, quit claim and convey to **KATHERINE B. SEGREST** (herein referred to as the "Grantee"), her heirs, personal representatives, administrators, and assigns, all of the Grantors' interest, reserving unto Jere P. Segrest a life estate for and during the term of his natural life, in that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Arundel Subdivision of record in Plat at Instrument No. 20070717-0085048 and Surveyor's Certification of Correction recorded in Instrument No. 20080527-0053808, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jere P. Segrest and Katherine B. Segrest, husband and wife, by Warranty Deed from Christopher R. Ellis and Wendy Drew Ellis, husband and wife, dated October 18, 2016 and filed October 20, 2016 of record in Instrument No. 20161020-0110862 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended and supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARUNDEL SUBDIVISION, as recorded in 20070717-0085048, Surveyor's Certificate of Correction recorded at Instrument No. 20080527-0053808.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20070829-130602.

Storm Water Quality Agreement recorded at Instrument No. 20070130-0012097.

This is improved property located at 4209 Arundel Court Nashville TN 37215-1816.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of August, 2020.

Jere P. Segrest

STATE OF ALABAMA)
JEFFERSON COUNTY)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, aforesaid Jere P. Segrest, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2020.

CONNIE STANDRIDGE
MY COMMISSION EXPIRES
JULY 10, 2022
NOTARY PUBLIC
STATE OF ALABAMA

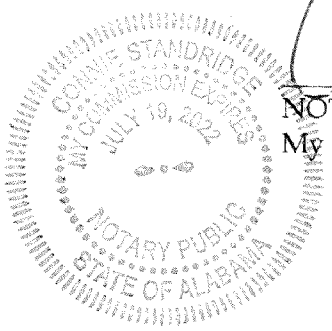
NOTARY PUBLIC
My Commission Expires: 7-19-22

Katherine B. Segrest

STATE OF ALABAMA)
JEFFERSON COUNTY)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, aforesaid Katherine B. Segrest, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2020.



NOTARY PUBLIC
My Commission Expires: 7-19-22

True Copy Certification

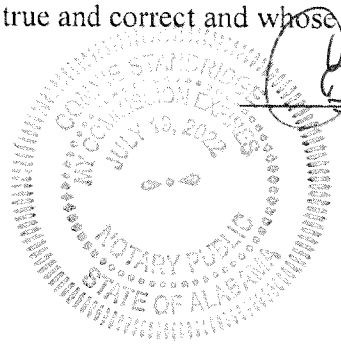
I, GLENN E. ESTESS, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Alabama

County of Jefferson

Personally appeared before me, Connie Standridge, a notary public for this county and state, GLENN E. ESTESS, JR. 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: 7-19-22