RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 460397 DEEDQC
08/20/2020 08:08:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200820-0093736

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00

Affiant

Sworn to and subscribed before me this 18 day of August 2020.

Notary Public

My Commission Expires: May 7, 2024

NICOLE PHILLIPS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

LIFE ESTATE DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Nancy Foley 420 Elysian Fields Road Unit B-7 Nashville, TN 37211	New Owner	133-14-0A-026.00

This Indenture is made on the 1 day of August, 2020 by MICHAEL P. FOLEY, hereinafter referred to as **GRANTOR**, and NANCY F. FOLEY, an individual, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE,** for and during the natural life of Grantee, the exclusive possession, use and enjoyments of the rents, issues and profits of the following described real estate, situated in the County of Davidson, State of Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-7 of The Village at Grassmere f/k/a Oakcrest Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, Page 960, as amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, and as amended and restated in Instrument No. 20070301-0025595, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Oakcrest Condominium, as shown on plat of record in Plat Book 5200, Page 413, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael P. Foley, unmarried, by Quitclaim Deed from Nancy F. Foley, dated August 1, 2020, and recorded 8/20/2020, as Instrument Number 20200820-0093735, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nancy F. Foley, unmarried and Michael P. Foley, unmarried by Warranty Deed from Luke Remington Porter and wife, Christin Porter, dated March 4, 2016 and recorded March 10, 2016 as Instrument No. 20160310-0023113 in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 420 Elysian Fields Road Unit B7, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 12 day of August, 2020.

GRANTOR

Michael P. Foley

STATE OF MA)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MICHAEL P. FOLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 12/18/26

NATHANIEL P RICE
Notary Public
Commonwealth of Massachusetts
My Commission Expires Dec. 18, 2026