Karen Johnson Davidson County
Batch# 496778 DEEDQC
10/16/2020 08:44:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201016-0120413

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

THIS QUITCLAIM DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED BY THE PREPARER FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION

QUITCLAIM DEED (WITH LIFE ESTATE)

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Regina Garrett Harshaw 153 Old Forest Drive Goodlettsville, TN 37072	Barbara S. Garrett 203 Two Mile Pike Goodlettsville, TN 37072	026-01-0-076.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BARBARA S. GARRETT, a single resident of the State of Tennessee ("Grantor"), by these present, transfers and conveys unto REGINA GARRETT HARSHAW, a resident of the State of Tennessee ("Grantee"), her heirs, successors and/or assigns, all of her rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described on the attached Exhibit A (the "Subject Property").

The Subject Property is improved property known as 203 Two Mile Pike, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee, her heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. **Barbara S. Garrett, however, hereby reserves herself a life estate to live on and use the Subject Property for a long as she may live.** Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

<Signatures and notary acknowledgments appear on the following page.>

IN WITNESS WHEREOF, I have hereunto set my signature, to be effective as of the 12 day of October, 2020.

GRANTOR:

Barbara Garrett
BARBARA S. GARRETT

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, BARBARA S. GARRETT, the within named bargainor, a resident of the State of Tennessee, 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 seal, at office in Hendersonville, Tennessee, this 12 day of October, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this conveyance is Ten and 00/100 Dollars ($10.00).

Regina G Harshaw
AFFIANT

Sworn to and subscribed before me, this 12 day of October, 2020.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My commission expires: 11/22/21

EXHIBIT A

SUBJECT PROPERTY

BEING Lots Nos. 16 & 17 of Block "E" on the plan of Rosco Place, Goodlettsville, Tennessee, as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 16 & 17 front together 100 feet on the westerly side of the Goodlettsville Two Mile Pike, and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Cecil Ray Garrett and wife, Barbara S. Garrett, by Warranty Deed from Elsie May Dorris Byrum and husband Thomas Byrum, of record in Book 3407, page 557, dated August 3, 1962, said Register's Office. Cecil Ray Garrett and Barbara S. Garrett filed for and were granted a divorce, pursuant to that certain Final Decree and Property Settlement filed in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 66478, entered on October 25, 1972, amended by that certain Amendment to Final Decree entered on November 15, 1972, a certified copy of such being recorded as Instrument No. 20201016-0120411, said Register's Office, as amended by Instrument No. 20201016-0120412, said Register's Office. Said Final Decree and Property Settlement setting forth that both Cecil Ray Garrett and Barbara S. Garrett shall own the aforementioned property as joint tenants, post-divorce. Said Cecil Ray Garrett passed away on September 9, 2020, leaving Barbara S. Garrett as the surviving joint tenant.