| FROM: | TO: |
|---|---|
| **Karen Y. Collier** | **Renard A. Hirsch, Jr.** |

**QUITCLAIM DEED**

| Name & Address of Property Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Karen Y. Collier<br>1245 Dalemere Dr.<br>Nashville, Tennessee 37207 | Karen Y. Collier<br>1245 Dalemere Dr.<br>Nashville, Tennessee 37207 | Parcel: 041 03 0 004.00 |

This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
P. O. Box 281765
Nashville, TN 37228

Telephone 615-242-5003

Karen Johnson Davidson County
Batch# 557756 DEEDQC
01/21/2021 08:13:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210121-0008932

STATE OF TENNESSEE )
COUNTY O F DAVIDSON )

The actual consideration for this transfer is $-0-.

Karen Y. Collier
*Affiant*

Subscribed and sworn to before me on this 5th day of January, 2021.

Renard A. Hirsch
*Notary Public*

RENARD A. HIRSCH JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My commission expires: My Commission Expires 03-07-2023

KNOW ALL MEN BY THESE PRESENTS that for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged I, **Karen Y. Collier**, unmarried, hereby convey, remise, release and quitclaim unto **Renard A. Hirsch, Jr.,** unmarried, in fee simple absolute, his successors and assigns, the following described tract or parcel of land, in Nashville, Davidson County, Tennessee, to wit:

Being Lot No. 113, Dalemere Subdivision, Section V of record in Book 3600, Page 19, Register's Office for Davidson County, Tennessee. Said Lot No. 113 fronts 126.50 feet more or less on the southerly side of Dalemere Drive and extends back between parallel lines to a dead line measuring 126.50 feet more or less thereon, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to W. C. Campbell, Jr. and wife, Lucille J. Campbell by deed from Robert W. Slate and wife, Ruth N. Slate, dated January 3, 1966 and recorded on January 24, 1966 in Book 3981, page 169, Register's Office, Davidson County, Tennessee. The said Lucille J. Campbell died on March 13, 2007, leaving W. C. Campbell, Jr. as the surviving tenant by entirety. W. C. Campbell, Jr. died testate on November 10, 2010 devising said property to his daughter, Sally Campbell Cobb pursuant to the Last Will and Testament of

William C. Campbell, Jr. of record in Docket #10P1768 in the Probate Court Clerk's Office, Davidson County, Tennessee.

W. C. Campbell, Jr. and William C. Campbell, Jr. being one and the same person.

Being also, the same property conveyed to Karen Y. Collier, by Warranty Deed from the Estate of William C. Cambell, Jr., of record as instrument number 20110321-0022125, Register's Office for Davidson County, Tennessee.

This is improved property located at 1245 Dalemere Dr., Nashville, Davidson County, Tennessee.

This transfer is subject to Life Estate retained by Karen Y. Collier, Grantor. The Grantor retains the right to occupy and improve the property as she deems appropriate during her lifetime. It is the intention of the Grantor that she retains a Life Estate for herself and create a Remainder Estate in Renard A. Hirsch, Jr.

Said property is conveyed subject to such limitations, restrictions, right of way and encumbrances as may affect the premises.

**WITNESS** our hands this 5th day of January 2021

Karen Y. Collier

**Karen Y. Collier**

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STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me the undersigned notary public in and for said County and State the within named **Karen Y. Collier**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence), and who executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 5th day of January 2021

Renard A. Hirsch

NOTARY PUBLIC

RENARD A. HIRSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 03-07-2023

My commission expires: 03/07/2023