QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ 0

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 20th day of January, 2021

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 558623 DEEDQC
01/21/2021 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210121-0009356

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Barbara Washington & Terrence Mario Washington, Sr. 300 Neill Ave. Nashville, Tennessee 37206	New Owner	082 12 0 / 049.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of TERRENCE MARIO WASHINGTON, Sr. having paid delinquent taxes to redeem the property described herein, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **BARBARA WASHINGTON**, un-married, owner of a 1/2 undivided interest in the property described herein, the GRANTOR herein, reserving for myselfe a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and unto:

BARBARA WASHINGTON, *for Life*, Remainder to **TERRENCE MARIO WASHINGTON, Sr.**, the GRANTEES herein, their heirs and assigns, all my right title and Interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being Lot #193 on the plan or Neill S. Brown's Addition, as of record in Book 57, page 50, REgister's Office for Davidson County, Tennessee.

Said Lot No. 193 fronts 50 feet on the westerly side of Neill Avenue and runs back between parallel lines, with the Northerly margin of Smiley Street, 170 feet to an alley.

Being all the same property conveyed to Ernestine Washington by Deed from Thomas Allan Washington, Jr., and wife, Julia Washington, dated February 13th 1985, and of record in Book 6497, page 500, Register's Office for Davidson County, Tennessee. The said Ernestine Washington died March 4th 2000, intestate, un-married, leaving her only two children, Princess Keesee and Barbara Washington has her sole heirs at law as evidenced by Affidavit of Heirship of record as Instrument 20010905-0096166, Said Register's Office.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2020

This is improved property known as: 300 Neill Ave, Nashville, TN 37206.

Sworn to and Witness our hands this 20th day of January, 2021.

Barbara Washington

BARBARA WASHINGTON

Witness to his/her mark Princess Washington

Witness to his/her mark Tony Woods

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named BARBARA WASHINGTON Princess Washington and Tony Woods, the bargainor, and witnesses, Respectively, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com